

# To Let

## Industrial/Logistics 2,939 sq ft GEA

Unit 5d, Beaver Industrial Estate, Brent Road, Southall, UB2 5FB



### Summary

- Modern Warehouse / Production Unit
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 2,939 sq ft GEA
- Rent: Available on Request

## Location

Beaver Industrial Estate, Southall is located in a prime West London area, just North of the M4 and East of the M25. Accessed via Brent Road, the unit benefits from excellent connections: Southall railway station, Hounslow West tube station (Piccadilly Line) and Hayes & Harlington main line station with services to London Paddington (18 minutes) are all within close proximity.

The unit is also ideally located close to Western International Market.

The unit is located on a secure estate with a 25 hour gatehouse and entrance gates.

## Amenities

- 1 level loading door
- Warehouse lighting
- Clear internal heights from 5.8 m.
- 30 kN per sq m floor loading
- Fitted first floor offices
- Toilets and kitchen
- Allocated car parking

## Accommodation

Unit	sq ft	sq m
Ground Floor	2,245	209
First Floor	694	64
<b>Total</b>	<b>2,939</b>	<b>273</b>

## Travel distances

Western International Fair and Vegetable Market - 0.5 miles

M4 Junction 3 - 0.9 miles

Southall Railway Station - 1.3 miles

Hayes & Harlington Station - 1.9 miles

London Heathrow Airport - 3.2 miles

M25 Junction 15 - 4.5 miles

A40 - 5.9 miles

Central London - 14.8 miles

## Legal Costs

Each party to bear their own legal costs.

## Energy Performance Rating

This property has been graded as 39(B).

## Rent

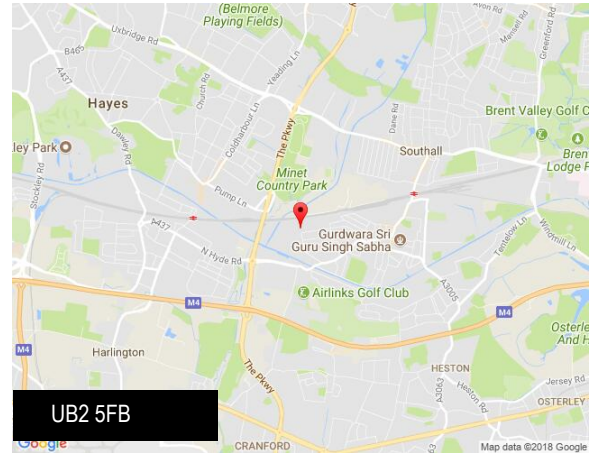
Available on Request

## Business Rates

Available on Request

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

**Tom Lowther**

t: +44 (0)207 087 5374

e: [Tom.Lowther@eu.jll.com](mailto:Tom.Lowther@eu.jll.com)