

# To Let

## Industrial/Logistics 34,944 sq ft GIA

Unit 2, Perivale Park, Horsenden Lane South, Perivale, UB6 7RL



### Summary

- Industrial/Warehouse Unit to be refurbished
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 34,944 sq ft GIA
- Rent: Available on Request

### Highlights

- Available individually or can be combined with Unit 1 to create 72,217 sq ft

## Location

Perivale Park is located off Horsenden Lane South, within half a mile of the A40 (Western Avenue), which connects to Junction 16 of the M25 in the west and Central London in the east. The park is ideally situated for access to the Wes End/City and the national motorway network.

## Amenities

- Mid-terrace unit
- Minimum clear height of 6 m. rising to 8.6 m. at the apex
- Allocated car parking spaces
- Fitted offices
- 2 full height dock level loading doors and a single smaller rear level loading door

## Accommodation

Description	sq ft	sq m
Warehouse	31,138	2,892.79
Ground floor offices	1,903	176.79
First Floor Offices	1,903	176.79
<b>Total</b>	<b>34,944</b>	<b>3,246.4</b>

All areas are approximate and based on gross internal measurements

## Distance

Perivale Underground Station	300 metres
A40	0.5 miles
M40 (Junction 1a)	9 miles
M25 (Junction 16)	9 miles
Central London	7 miles
London Heathrow Airport	10 miles
M1 (Junction 1)	6 miles

## Terms

Unit 2 is available on a new full repairing and insuring lease on terms to be agreed.

## Energy Performance Rating

This property has been graded as 56(C).

## Rent

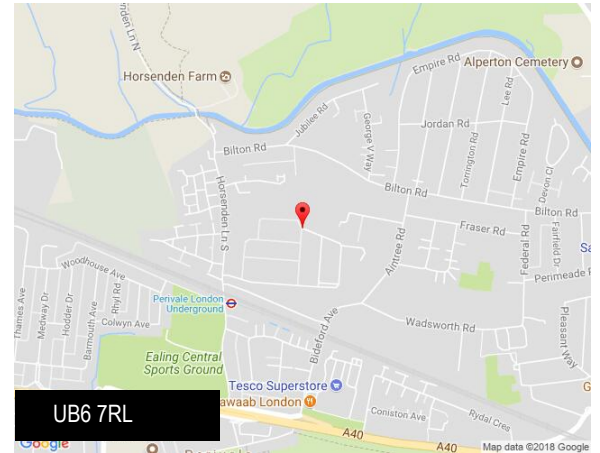
Available on Request

## 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

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