

To Let

Industrial/Logistics 32,803 - 68,057 sq ft GIA

Units 1 & 2, Perivale Park, Horsenden Lane South, Perivale, UB6 7RL



Summary

- Extensively refurbished
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 32,803 - 68,057 sq ft GIA
- Rent: Available on Request

Highlights

- Units 1 & 2 combined provides 68,057 sq ft (6,323 sq m)

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 West End/City and the national motorway network.

Amenities

- Modern end-of-terrace unit
- Fully fitted two-storey offices
- Minimum clear height of 6.17 m. rising to 9.17 m. at the apex
- 2 full height canopied dock level loading doors and a single smaller rear level loading door
- Car parking spaces to be allocated by arrangement

Accommodation

UNIT 1

Description	sq ft	sq m
Warehouse	31258	2904
Ground floor offices	2,059	191
First floor offices	1937	180
Total	35,254	3,275

UNIT 2

Description	sq ft	sq m
Warehouse	29,301	2,723
Ground floor offices	1,736	161
First floor offices	1,766	169
Total	32,803	3,048

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 1 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

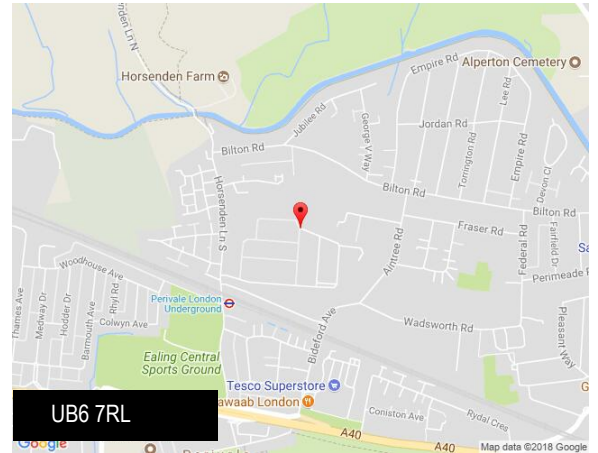
Available on Request

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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Units **1 & 2** TO LET - Extensively Refurbished

Perivale Park Industrial Estate

Horsenden Lane South, Perivale, Greenford UB6 7RL

32,803 - 68,057* sq ft (3,048 - 6,323* sq m)

*Unit 1 and 2 combined



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DESCRIPTION

Units 1 & 2 comprise a mid terrace unit and an end of terrace unit of portal frame construction with blockwork elevations throughout. The units have undergone an extensive refurbishment both internally and externally to provide high quality industrial accommodation in a well connected key A40 location providing from 32,803 sq ft up to 68,057 sq ft.

The newly refurbished warehouse accommodation provides high bay sodium lighting throughout, overcladding of the existing roof to provide a 10 year warranty, 6 m clear height rising to 8.6 m at the apex and 3 dock level loading doors and a single rear level access door per unit.

The office accommodation in Unit 1 now benefits from a newly clad two storey office pod to the front with new glazed entrance canopy providing an impressive HQ entrance to the building. The offices in each unit benefit from strip LED lighting, new air conditioning, solid floors with new perimeter trunking and new WC / shower facilities.

Externally the units provide a shared loading area with the capability to be self contained if taken as a whole. The unit has excellent parking facilities and is within walking distance to Perivale Underground Station (Central line).

ACCOMMODATION

(all areas are approximate and measured on a gross internal basis)

Unit 1	Sq Ft	Sq M	Unit 2	Sq Ft	Sq M
Warehouse	31,258	2,904	Warehouse	29,301	2,723
Ground Floor Office	2,059	191	Ground Floor Office	1,736	161
First Floor Office	1,937	180	First Floor Office	1,766	164
Total (GIA)	35,254	3,275	Total (GIA)	32,803	3,048

Units 1 & 2 combined provides 68,057 sq ft (6,323 sq m)

RENT

Upon application

TERMS

A new lease is available direct from the Landlord for a term to be agreed.

KEY AMENITIES

- Extensively refurbished
- New glazed office pod
- 6 dock levellers
- 2 level access doors

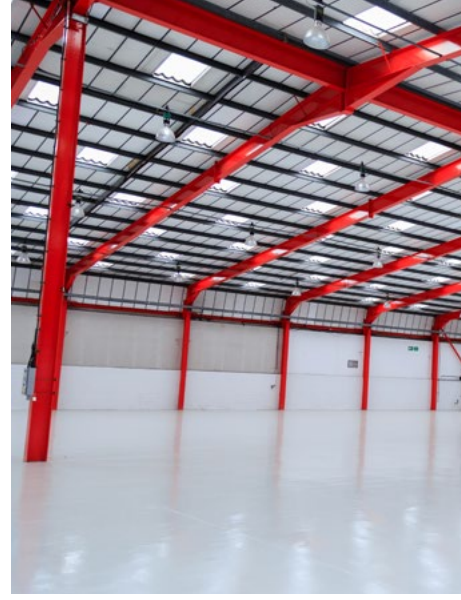
EPC

Rating C

RATES

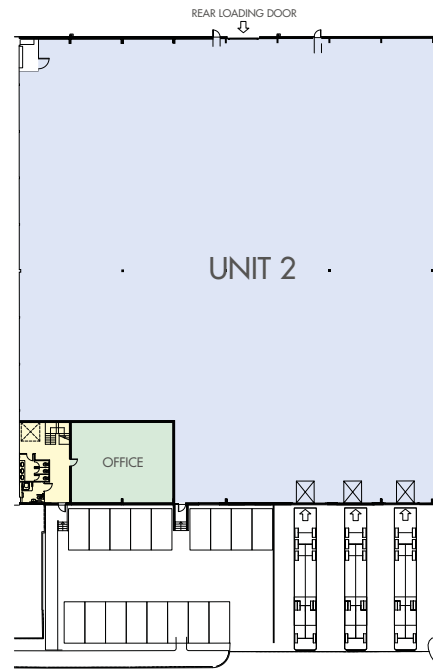
Interested parties are advised to make their own enquiries of Ealing Borough Council.

- Potential to self contain
- 24/7 on site security
- Retail amenities close by
- One minute from Perivale Underground Station





FLOOR PLANS



Not to scale. Indicative only.



LOCATION

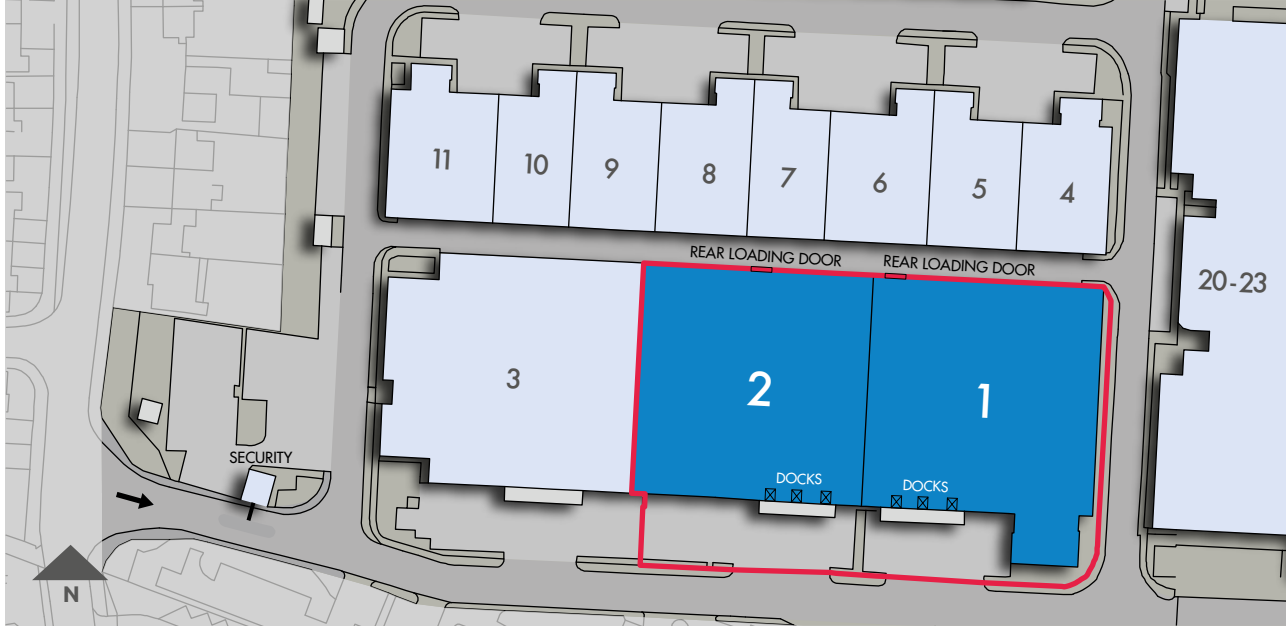
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Perivale Underground Station is one minute walk away providing Central Line services into Central London.

A large Tesco superstore open until midnight each night is within a five minute walk away offering a number of retail amenities to include a restaurant, chemist and petrol station.

DISTANCE

Perivale Underground	500 metres
A40	0.5 mile
M1 (Junction 1)	6 miles
Central London	7 miles
M40 (Junction 1A)	9 miles
M25 (Junction 16)	9 miles
Heathrow Airport	10 miles



VIEWING

Strictly through joint agents Altus Group and JLL



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