

To Let

Industrial/Logistics 8,318 sq ft GEA

Unit 8b & 8c Beaver Industrial Park, Brent Road, Southall, UB2 5FB



Summary

- Modern Warehouse/Production Units
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 8,318 sq ft GEA
- Rent: Available on Request

Highlights

- Prime West London Location
- 24 Hour Security
- 3 Phase power
- Electric Full Height Roller Shutter
- Excellent Transport Links

Location

Beaver Industrial Estate, Southall is located just north of the M4 close to Junction 3 and Western International Market. Accessed via Brent Road, the units benefit from good 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.

Travel Distances

Western International 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

Amentities

- 2 Level electric loading doors with internal security shutters
- 3.97m (H) x 3.5m (W) loading door dimensions
- Warehouse Lighting and Heating
- Clear Internal heights from 5.8m
- 30 kN Per Sq M Floor Loading
- Fitted First Floor Offices
- Toilets and kitchen
- Allocated car parking
- CCTV, Fire & Intruder Alarm Systems
- Security shutters to personnel doors
- Racking available on request

Schedule Of Accommodation

(Areas are approximate Gross Internal Measurements)

		Sq Ft	Sq M
Unit 8B	Ground Floor	3,208	298.02
	First Floor	955	88.71
	Total	4,163	386.73
Unit 8C	Ground Floor	3,198	297.07
	First Floor	957	88.90
	Total	4,155	385.99
Grand Total		8,318	772.74

Energy Performance Rating

This property has been graded as B-F: 39(B), 129(F).

Rent

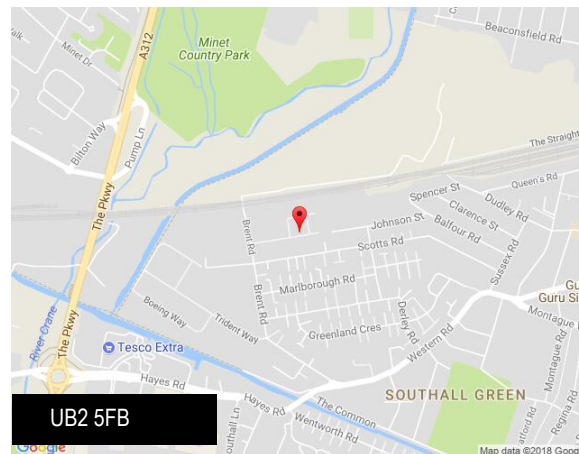
Available on Request

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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