



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

Perivale Park Industrial Estate

Horsenden Lane South, Perivale, Greenford UB6 7RL

33,446 - 69,239* sq ft (3,107 - 6,432* sq m)

*Unit 1 and 2 combined



PERIVALE PARK

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 33,446 sq ft up to 69,239 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 external basis)

Unit 1	Sq Ft	Sq M	Unit 2	Sq Ft	Sq M
Warehouse	31,655.74	2,940.89	Warehouse	29,725.65	2,761.58
Ground Floor Office	2,172.39	201.82	Ground Floor Office	1,860.02	172.80
First Floor Office	1,964.75	182.53	First Floor Office	1,860.02	172.80
Total (GEA)	35,792.88	3,325.24	Total (GEA)	33,445.69	3,107.18

Units 1 & 2 combined provides 69,239 sq ft (6,432 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

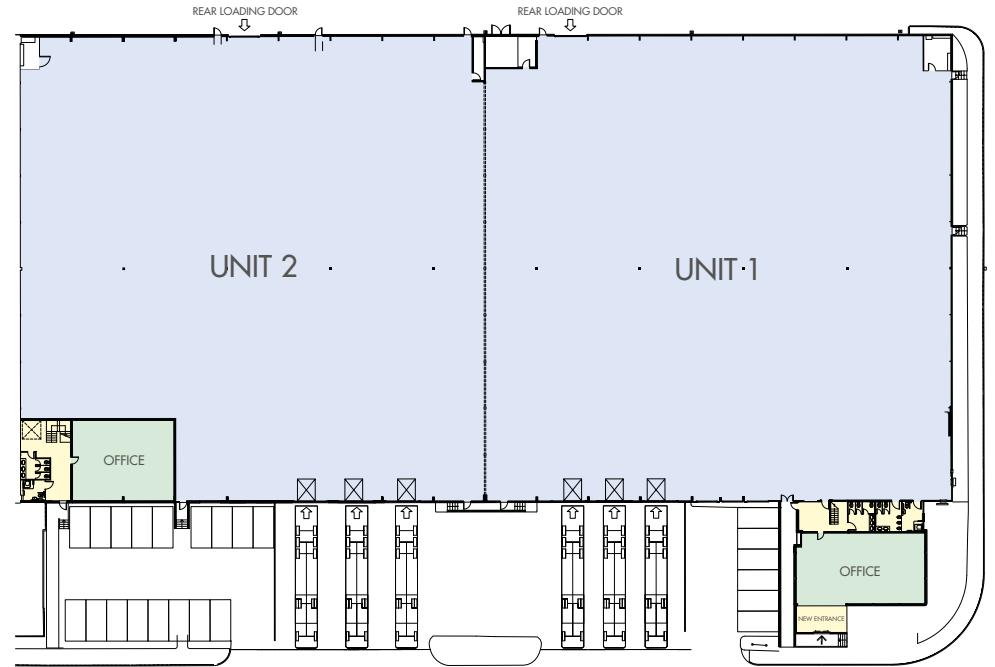
Interested parties are advised to make their own enquiries of Ealing Borough Council.

- 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

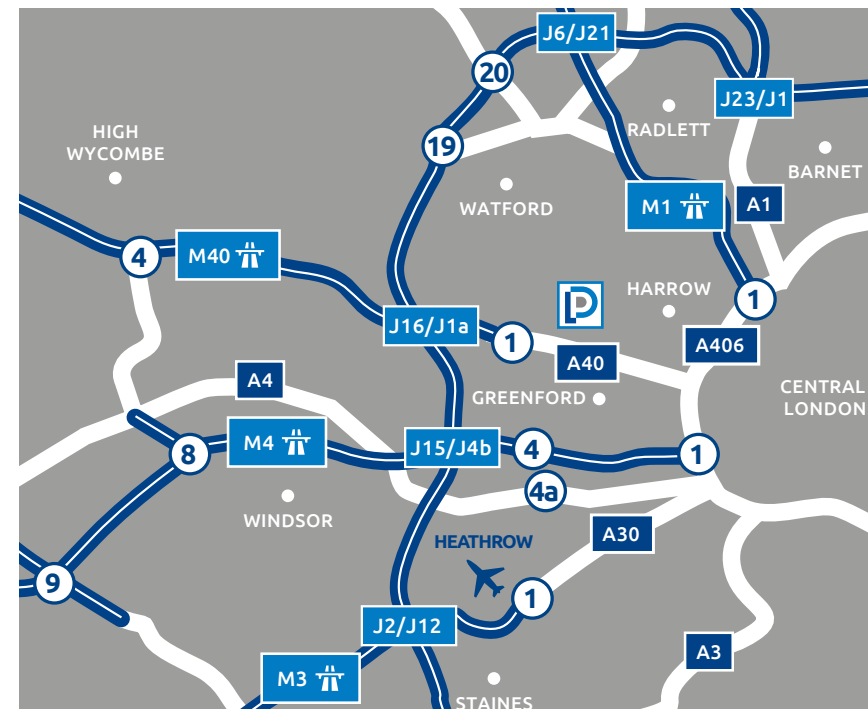
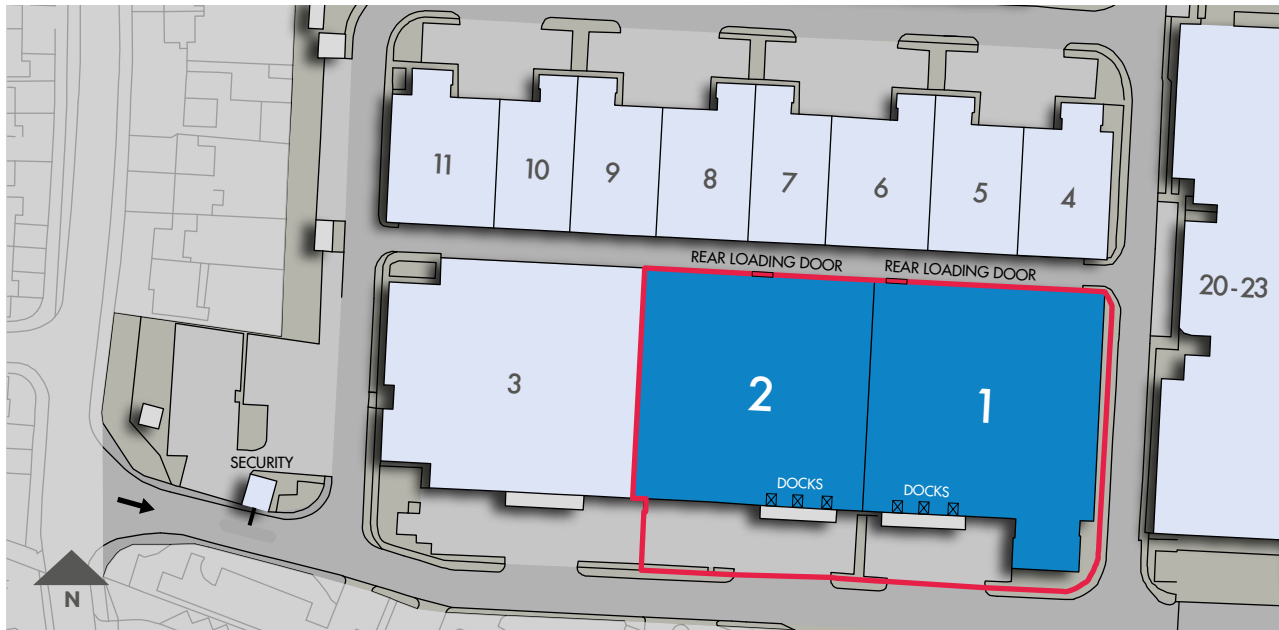
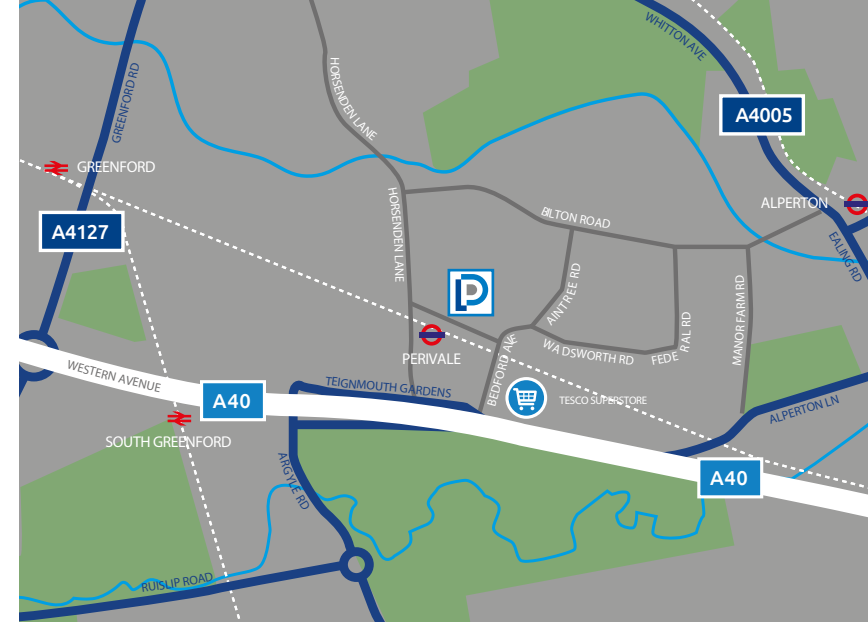
Perivale Park is located off Horsenden Lane South, within half a mile of the A40 (Western Avenue), which connects to Junction 16 of the M25 in the West and Central London in the East. The park is ideally situated for access to the West End/City and the national motorway network.

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 Aspect and JLL



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