

# UNIT 5

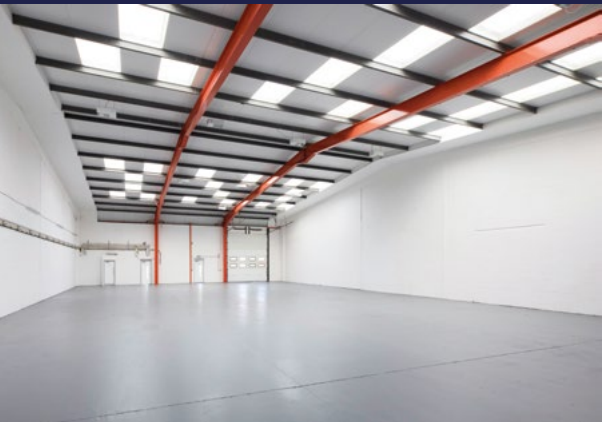
## Perivale Industrial Park

Horsenden Lane South, Perivale, UB6 7RH

# TO LET

## Modern Industrial / Warehouse unit

7,179 sq ft (667 sq m)



# PERIVALE PARK



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## LOCATION

Perivale Park Industrial Estate is accessed easily from the A40 Western Avenue at the Perivale junction, providing unrivalled access to Central London to the east and to the M40 and M25 motorways to the west. In addition, the North Circular Road (A406) is accessible leading to the M1 motorway. Perivale (Central Line) station is under a 1 minute walk from the estate with 23 minute journey time to Bond Street station.

A large Tesco superstore open until midnight each night is within a 5 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

## ACCOMMODATION

Ground floor warehouse	5,888.34 sq ft	547 sq m
Ground floor office	645.54 sq ft	59.97 sq m
First floor office	645.54 sq ft	59.97 sq m
<b>Total GEA</b>	<b>7,179.40 sq ft</b>	<b>666.94 sq m</b>

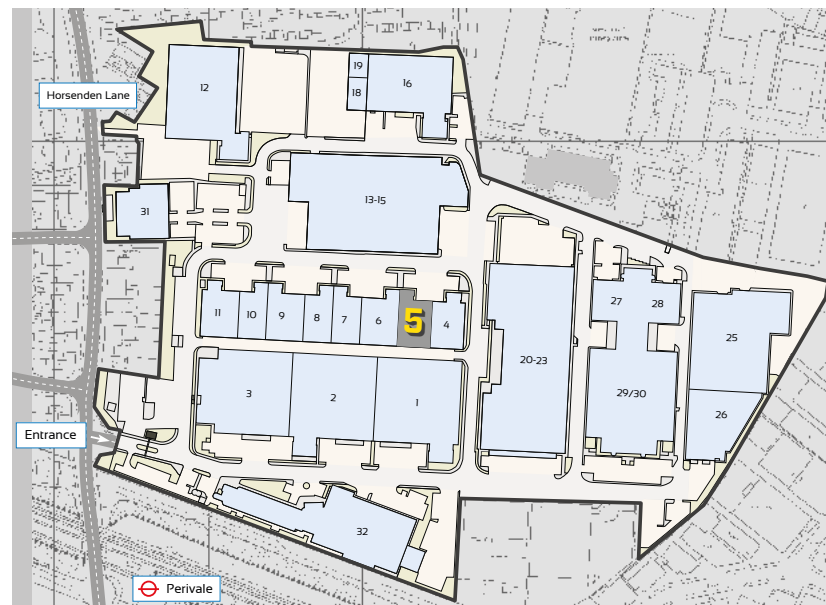
## EPC

An Energy Performance Certificate is available reporting an EPC rating of D77.

For further information please contact the joint agents:



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## DESCRIPTION

Unit 5 is a mid-terrace industrial / warehouse unit which occupies a position in the centre of the estate. The property is a single storey unit of steel portal frame construction, with two storey offices to the front. Loading facilities are via a full height roller shutter door to the front and rear. The property has been extensively refurbished throughout.

- 24 hour on site security
- 2 x loading doors
- 5.1 m eaves height
- Male and female WCs
- Sodium lighting
- 3 phase electricity
- Generous on-site parking provisions
- Kitchenette facility



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