



**Unit 2 TO LET - Extensively Refurbished**

**Perivale Park Industrial Estate**

**Horsenden Lane South, Perivale, UB6 7RL**

**33,446 sq ft (3,107 sq m)**



PERIVALE PARK



## DESCRIPTION

Unit 2 comprises a mid terrace unit of portal frame construction with blockwork elevations throughout. The unit has undergone an extensive refurbishment both internally and externally to provide high quality industrial accommodation in a well-connected key A40 location providing 33,446 sq ft.

The newly refurbished warehouse accommodation provides high bay sodium lighting throughout, over cladding of the existing roof to provide a 10 year warranty, 6 metre eaves height rising to 8.6 metres at the apex, 3 dock level loading doors and a single rear access loading door.

The office accommodation in Unit 2 now benefits from a new glazed entrance canopy providing an impressive HQ entrance to the building. The office accommodation also benefits from LED lighting, new air conditioning, solid floors and new perimeter trunking and new WC/shower facilities.

Externally the unit has generous parking and loading facilities and are within 1 minute's walk from Perivale Underground station (Central Line).

## ACCOMMODATION

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

Unit 2	Sq ft	Sq m
Warehouse	29,725.65	2,761.58
Ground Floor Office	1,860.02	172.80
First Floor Office	1,860.02	172.80
<b>Total (GEA)</b>	<b>33,445.69</b>	<b>3,107.18</b>

## RENT

Upon application

## TERMS

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

## KEY BENEFITS

- Extensively refurbished
- High quality offices
- 3 dock levellers
- 1 level rear access door
- 6 metres eaves rising to 8.6 metres at the apex
- 24/7 on site security
- Retail amenities close by
- One minute from Perivale Underground Station

## EPC

Rating C

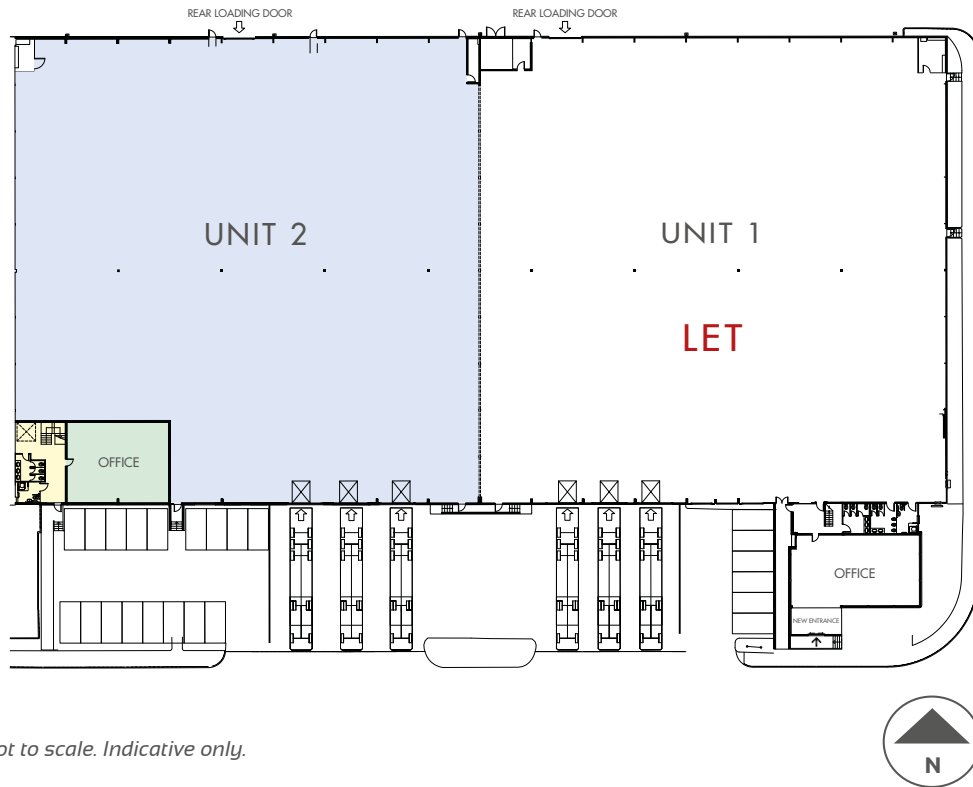
## RATES

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





## FLOOR PLANS



Not to scale. Indicative only.

## ESTATE AMENITIES

### ON SITE AMENITIES

- 24/7 Security on site
- WITHIN WALKING DISTANCE
- 24/7 TESCO
- Perivale underground
- Parkland for staff



## LOCATION

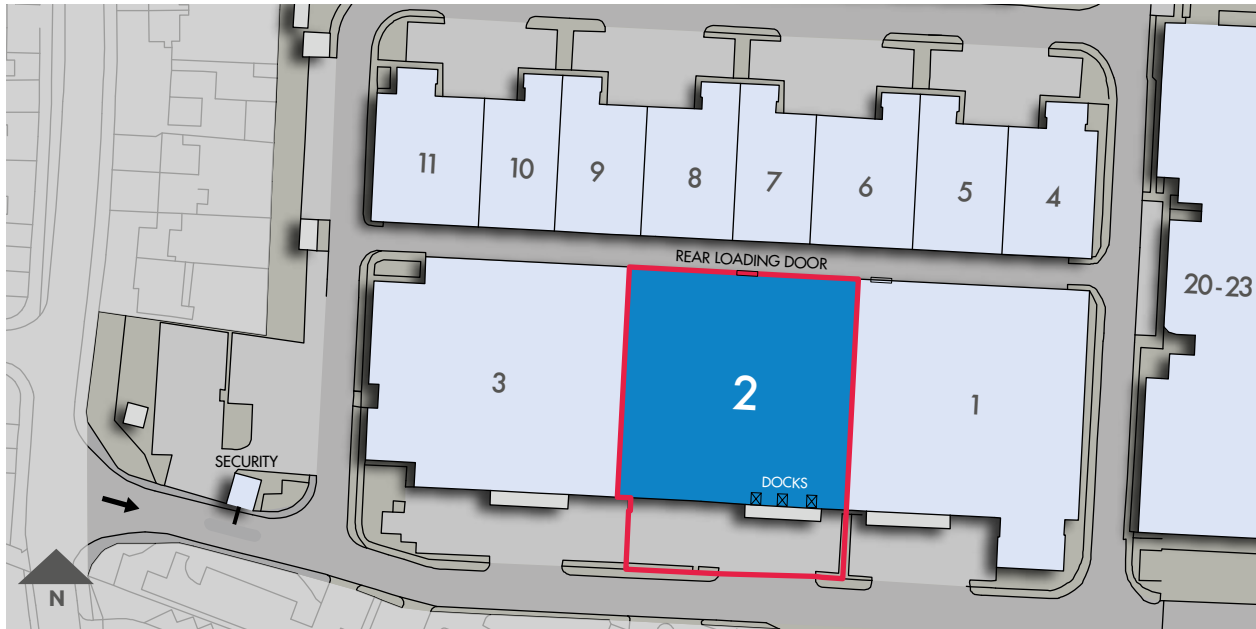
Perivale Park is located off Horsenden Lane South, within half a mile of the A40 (Western Avenue), which connects to Junction 16 of the M25 in the West and Central London in the East. The park is ideally situated for access to the West End/City and the national motorway network.

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 Altus and JLL



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