



INDUSTRIAL UNIT TO LET

Unit 17E

Dominion Industrial Estate, Dominion Road,
Southall, UB2 5DP

Industrial TO LET

2,948 sq ft

(273.88 sq m)

- Loading Doors
- Secure Gated Development
- 24 Hour Access
- Car Parking

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Summary

Available Size	2,948 sq ft
Rent	£23 per sq ft
Service Charge	TBC
EPC Rating	C (67)

Description

The property forms part of a modern industrial estate comprising seven industrial units arranged across two purpose-built terraces, set within a generous concrete service yard with dedicated on-site car parking.

Constructed to a modern specification, the units are of steel portal frame construction with brick elevations beneath pitched roofs, providing durable and efficient industrial accommodation.

The available unit offers predominantly open-plan warehouse space at ground floor level, benefiting from excellent loading facilities including a single loading bay and a full-height roller shutter door positioned to the front elevation. The large shared concrete yard provides ample space for loading, unloading and vehicle maneuvering, making the unit well suited to a variety of industrial, storage and distribution occupiers.

Location

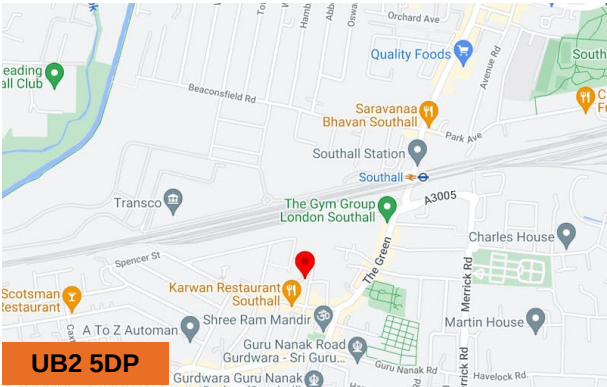
The premises are situated on the Dominion Industrial Estate, just off Dominion Road at the Western edge of Southall Town Centre.

There is easy access to the Junction 3 of the M4 and Junction 15 of the M25 motorway. Southall Railway Station is within 11 minutes' walk of the estate which provides regular and services to London Paddington (18 mins).

Heathrow airport is only 5 miles away, and takes approximately 20 minutes to drive, making this an ideal location for international distribution.

Terms

Available by way of a new lease, terms to be agreed.



Viewing & Further Information



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