



AITCHISON
RAFFETY



- Max eaves height of approx 3.62m
- Quoting £32,400 + VAT.
- Roller shutter access
- Inclusive rent
- Close to Perivale Train Station (Central Line)
- Close to A40
- Available immediately

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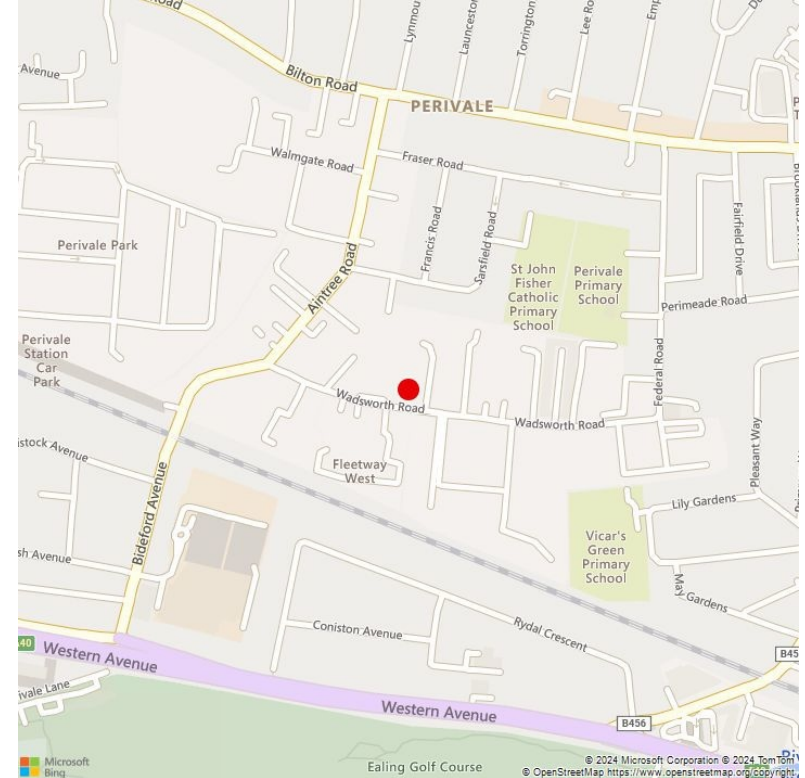
Unit 5 Sabichi House, 5 Wadsworth Road, Perivale, Greater London, UB6 7JD

Ground Floor Workshop/ Industrial Unit

Approx. 1,432 Sq Ft (133.03 Sq M)

To Let

Unit 5 Sabichi House, 5 Wadsworth Road, Perivale, Greenford, Greater London, UB6 7JD



Description

Ground floor industrial unit in an established industrial area. The property can be accessed via Sarsfield Road with a shared access into the site. Roller shutter access into the industrial unit with an office area to the rear. The unit benefits from a small kitchenette area in the unit and communal W/c that have been refurbished to a high standard. The unit would suit a number of different uses such as workshop/ storage.

Location

Located in the West London suburb of Perivale. Unit 5 is well located by road and rail being within half a mile of Perivale Train Station (serving the Central Line). The A40 is a short driving distance away (leading to central London) and providing access to the M40 & M25 the other direction.

Floor Area

Ground Floor Industrial 1,432 Sq Ft 133.03 Sq M

Total 1,432 Sq Ft 133.03 Sq M

Rent

£32,400 per annum inclusive

Terms

Available by way of license for a period of up to a year.

Business Rates

Included within quoting rent.

VAT

This property is subject to VAT.

Energy Performance Rating

D 97

Service Charge

Included within the quoting rent. Tenant responsible for utilities.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

By appointment only with sole agents Aitchison Raffety Ben Cronan, 020 7907 3700
Ben.cronan@argroup.co.uk or Connor Harrington, 01727 732 210
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www.argroup.co.uk



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