

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

SUBSTANTIAL FIRST FLOOR OFFICES **NOW WITH
PLANNING AS PLACE OF WORSHIP F1(f)**

→ 11,545 SQFT



**FIRST FLOOR
68 THE BROADWAY
SOUTHALL
MIDDX
UB1 1QE**

→ re-available due to abortive negotiations



DESCRIPTION

The property comprises a two storey building with retail below and a principally open plan floor of offices above.

The offices are accessed via a self-contained entrance door off Alexandra Avenue and comprise a large floor plate with a number of offices and meeting rooms.

The floor would lend itself to other uses subject to planning.

Planning has recently been obtained from Ealing Council under reference 215856FUL for change of use to a Place of Worship and ancillary staff accommodation under use class F1(f)

FLOOR AREAS

11,545 sqft

AMENITIES

- Ceiling Mounted AC Cassettes
- Metal Suspended ceilings
- Recessed and suspended Lighting
- Male, female and disabled WC's
- Perimeter Heating
- Carpeted

LOCATION

68 The Broadway is prominently situated in the main retailing area of Southall within close proximity of the A312 which in turn offers easy access to the M40, A40, M25 and Heathrow.

Southall Station is nearby which offers direct access to Paddington and will soon benefit from the Elizabeth Line.

TERMS

Available on a new lease for a term to be agreed.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

VAT may be applicable to figures shown.

RATES

The ratable value is shown as £57,500 giving rates payable of approximately £2.55 per sqft per annum.

SERVICE CHARGE

A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

EPC

Energy Performance Asset Rating: D 92

VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 618898
or by email
mark@rose-williams.co.uk



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