



**AITCHISON  
RAFFETY**



- Max eaves height of approx 3.62m
- Quoting £29,500 + VAT.
- Roller shutter access
- Inclusive rent
- Close to Perivale Train Station (Central Line)
- Close to A40
- Available immediately

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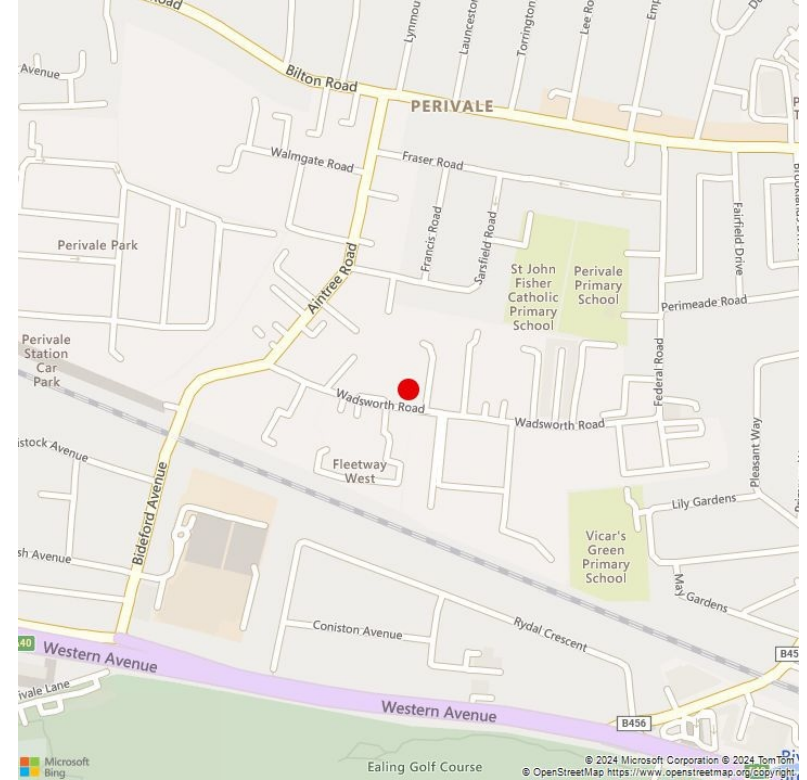
Unit 5 Sabichi House, 5 Wadsworth Road, Perivale, Greenford, UB6 7JD

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. The unit benefits from roller shutter access with mostly open plan space and an office area to the rear. The unit further 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
<b>Total</b>	<b>1,432 Sq Ft</b>	<b>133.03 Sq M</b>

## Rent

£29,500 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 Connor Harrington, 01727 732 210  
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or Max Buckland 020 7907 3700  
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