

# UNIT 3 ARROW BUSINESS CENTRE

19 AINTREE ROAD, PERIVALE, UB6 7LA

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FOREST  
REAL ESTATE

# TO LET

## 740 SQ FT

### Prominent Warehouse/Trade Counter To Let

#### Key Features

- Electric Roller Shutter Door
- One Parking Space
- LED Lighting
- 3m ceiling height
- Within walking distance of Perivale underground station
- Open Plan
- WC and Kitchenette
- Concrete Flooring
- Available now
- 0.4 miles of the A40 Western Avenue

**Unit 3 Arrow Business Centre, 19 Aintree Road**  
Perivale, UB6 7LA





## Description

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The Arrow Business Centre offers a range of B1 units designed for versatile usage as warehouses or offices, with flexible lease terms. Each unit is equipped with electric roller shutter doors, a dedicated loading bay, and allocated parking spaces.

Please note that the business centre has specified operating hours:

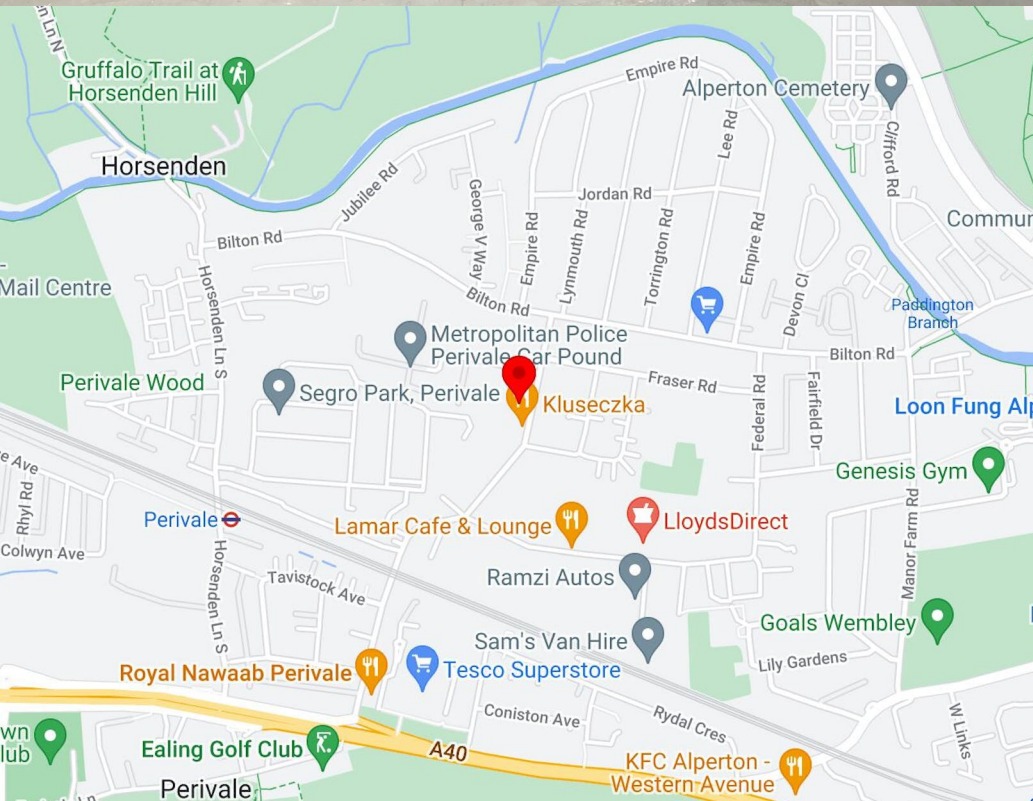
Units are accessible from 7:30am to 8pm on Mondays to Fridays. On Saturdays, access is available from 7:30am to 5pm. The facility remains closed on Sundays and public holidays. All business activities must conclude within 30 minutes after the stated closing times.

## Location

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The Arrow Business Centre enjoys a prominent location on Aintree Road, strategically positioned at the heart of the Perivale industrial district. Perivale benefits from excellent road accessibility, being in close proximity to Hanger Lane, a key route leading to the North Circular Road, A40, M40, M4, and M25 motorways.

Public transportation options are readily available, with Perivale underground station serviced by the Central Line within walking distance of the property. Additionally, numerous bus routes serve the area. The Perivale industrial area is anchored by the iconic Hoover building, prominently positioned along the A40/Western Avenue.





# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£18,500 per annum
<b>Rates</b>	£6,200 per annum
<b>Service Charge</b>	£957 per annum
<b>VAT</b>	Applicable
<b>EPC</b>	C (54)

# Contact

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**F O R E S T**  
R E A L E S T A T E

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