



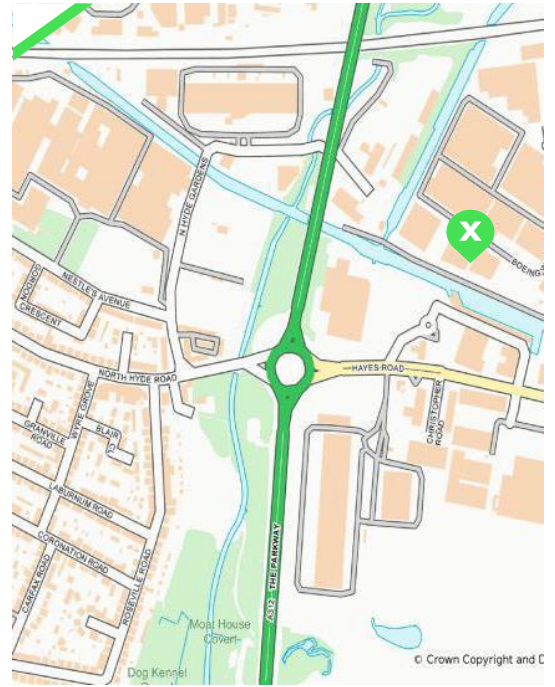
INDUSTRIAL WAREHOUSE UNIT TO LET

Unit 6, Trident Way, International Trading Estate, Southall, UB2 5LF

25,937 sq ft (2,409 sq m)

The property comprises an end of terrace warehouse/ industrial unit of steel frame construction with brick elevations. The unit benefits from two level access loading doors, a secure self-contained yard area, separate parking area and two storey offices.

- Secure self-contained yard
- 2 level loading access doors
- 5m eaves
- 17 car parking spaces
- 24-hour estate security with gatehouse



LOCATION

International Trading Estate is situated on the border of Hayes and Southall approximately 1.5 miles to the north east of junction 3 of the M4. The estate is within 1 mile of the A312 (Hayes By Pass), which is the main link road between the M4 (Junction 3) and the A40 (M40).

The estate itself is accessed off Brent Road which joins Western Road and Hayes Road, which links into the A312.

ACCOMODATION (APPROX) - GIA

UNIT	SQ FT	SQ M
Warehouse	19,811	1,840.46
Ground floor	2,392	222.29
First Floor	3,735	347
TOTAL	25,938	2,409.75

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC – C70

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available to lease on new FRI lease to be agreed.



For more information contact:

SURVEYOR

CALLUM MOLONEY

Callum.moloney@logixproperty.com
07815 692996

PARTNER

ALEX KINGTON

Alex.kington@logixproperty.com
07717 70453

COLLIERS

TIM HARDING

Tim.harding@colliers.com
020 7344 6588

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. February 2022.