

Unit 14 Silicon Business Centre, 28 Wadsworth Road, Perivale UB6 7JZ



**Warehouse/Workshop cum Office Unit over 2 floors
1586 sq ft (147.34 sqm) Rent £26,000 pa exclusive**

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COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

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- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

Warehouse / workshop Office Unit to Let in Perivale. The property lies just off the main Wadsworth Road and has easy access to the A40 /M40 for container lorries which can come up close to the unit.

Description

The warehouse / workshop cum office unit lies over 2 floors, approximately equal in size, arranged as an open plan warehouse on the ground floor and offices on the first floor, which has independent access. The ground floor has front and rear shutters and there is a wooden boarded small secure access to the rear for loading. The unit could be suitable for storage, catering or used for light industrial purposes.

Size

Ground Floor	811 sq ft (75.34 sqm)
First Floor	775 sq ft (71.99 sqm)
Total area	1586 sq ft (147.34 sqm)

Rent

The Rent is £26,000 per annum exclusive. (£16.30 psf) No VAT.

Rates

The RV is £16,600 and the Rates payable are £8,233 per annum approximately. Tenants are advised to make their own enquiries from the local council to confirm this figure and for any small business rates relief.

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Parking

The unit comes with 2 designated car parking spaces.

Tenure

The property is Leasehold. A New full repairing and insuring Lease will be given on terms to be agreed.

EPC

The Energy Performance asset rating is 111 which falls within Band E (101-125) Valid until 8 Oct 2028.

Availability & Viewing

The Unit is available immediately upon completion. Viewing is by appointment only through sole agents ASHTON FOX COMMERCIAL. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk to arrange a viewing.

Misrepresentation Act 1967

These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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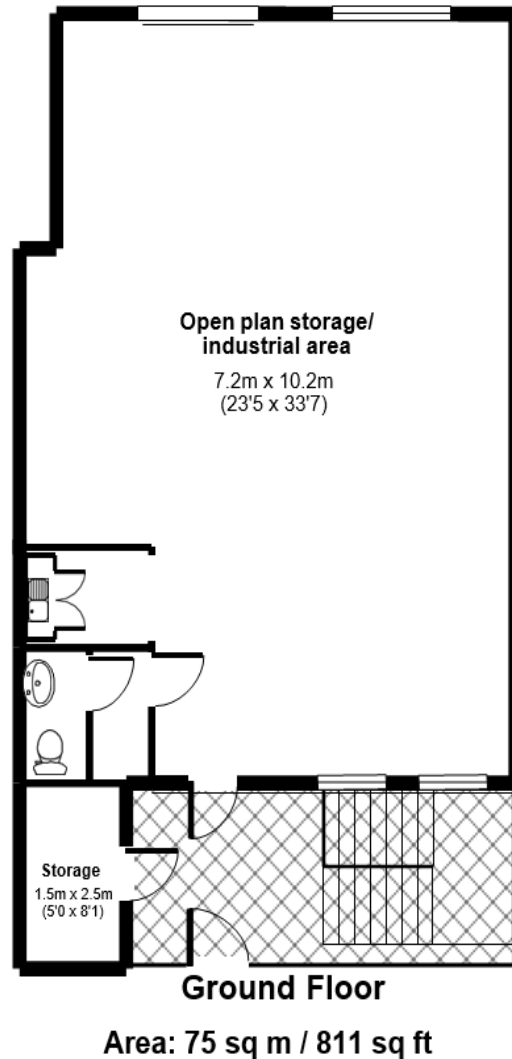
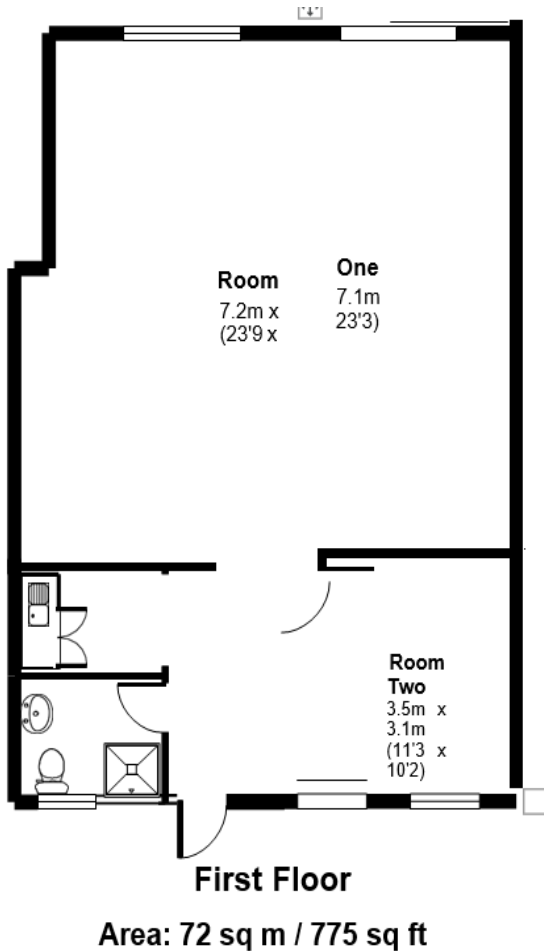
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FLOOR PLAN



Total Area: 147 sq m / 1586 sq ft

**14, Silicon Business Centre
28 Wadsworth Rd, Perivale, Greenford UB6 7JZ**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purpose only and should not be tested and no guarantee prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability, or efficiency can be given
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