



Unit 10D2

Beaver Industrial Park, Southall, UB2 5FB

Freehold For Sale

16,618 sq ft

(1,543.86 sq m)

- Maximum eaves height 9.65m
- Covered loading and parking
- Electric loading door
- 3 phase power & gas
- Concrete Floor
- Sodium and tube lighting
- Mezzanine Live load:
8.20kN/m² Dead load: 0.73
kN/m²

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Summary

Available Size	16,618 sq ft
Price	£6,500,000
Business Rates	Interested parties are advised to contact the London Borough of Ealing.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Location

The premises are located in a prime West London area, just North of the M4 and East of the M25. Accessed via Brent Road, the unit benefits from excellent connections: Southall railway station, Hounslow West tube station (Piccadilly Line) and Hayes & Harlington main line station with services to London Paddington (18 minutes) are all within close proximity. The unit is also ideally located close to Western International Market.

The Unit is within close proximity to the vibrant town centre of Southall and Southall mainline station. Southall mainline station is one of the main stations on the new Elizabeth Line making it quicker and easier to get to destinations across London and Berkshire.

TRAVEL DISTANCES

M4 Junction 3 - 0.9 miles

Southall Railway Station - 1.3 miles

Heathrow Airport - 3.2 miles

Description

The premises comprise a modern warehouse/storage unit of steel portal frame construction with profile sheet metal clad elevations to a pitched roof. Clear open plan warehousing is arranged over the ground floor and ancillary office accommodation is available to the first-floor level. The unit benefits from a mezzanine floor, parking canopy, 3 phase electric and full height electrically operated loading door.

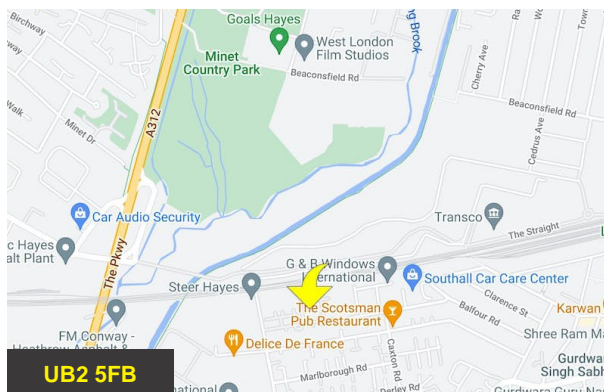
Tenure

Freehold

Accommodation

All measurements are approximate and measured on a gross external area basis.

Description	sq ft	sq m
Warehouse	14,052	1,305.47
Offices	2,566	238.39
TOTAL	16,618	1,543.86
Mezzanine	8,735	811.51



Viewing & Further Information



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