## COMMERCIAL PROPERTY CONSULTANTS 33 CAVENDISH SQUARE, LONDON W1G 0PW

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## **TO LET**

MODERN SINGLE STOREY WAREHOUSE / INDUSTRIAL UNIT APPROXIMATELY 2,250 SQ FT (209 SQ M) UNIT 3D BEAVER INDUSTRIAL ESTATE, BRENT ROAD, SOUTHALL, MIDDLESEX UB2 5FB



## **LOCATION:**

The premises are situated on a modern development of small warehouse / industrial units on the Beaver Industrial Estate, at the end of Brent Road, close to its junction with Scotts Road. Western International Market is approximately ½ mile, the M4 Motorway (Junction 3) 1 mile, and Heathrow Airport 3¼ miles.

## **DESCRIPTION:**

The premises comprise a modern single storey brick built warehouse / industrial unit of steel portal frame construction having a pitched roof incorporating translucent roof panels. The unit has an eaves height of approximately 7.5m.

The first floor has been fitted out as offices and also includes a kitchen

unit.

There are 2 parking spaces available at the front and a loading /

unloading space.

**ACCOMMODATION:** Warehouse / Industrial

1,615 sq ft approx (150 sq m) 635 sq ft approx ( 59 sq m) First floor offices

2,250 sq ft approx (209 sq m)

The premises are to be let on a new full repairing and insuring TERMS: Lease:

lease for a term of years to be agreed.

Rent: £26,500 per annum exclusive.

RATES: RV: £19,000 @ 49.3 pence in the £ (2015/16).

Rates payable £9,367 pa

LEGAL COSTS: Each side to be responsible for their own legal costs.

VIEWING: Strictly by appointment through sole agents:

> **DIAMOND ASSOCIATES** 33 CAVENDISH SQUARE

LONDON W1G 0PW

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(VAT, where applicable, may be added to any rents and prices quoted)

SUBJECT TO CONTRACT

(09/2015)

www.diamondassoc.co.uk