

Situated in a Securely Gated Estate



TO LET Modern Warehouse/Industrial Unit
7,960 sq.ft (739.51 sq.m)

Unit 3 Phoenix Trading Estate, Bilton Road, Perivale, London **UB6 7DZ**

- Steel Portal Frame Construction
- Situated in a Securely Gated Estate
- Dedicated Parking
- Direct Access to A40/A406

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DESCRIPTION

A prominently located warehouse/storage facility of steel portal frame construction with brick elevations to a pitched roof, situated within securely gated estate. Access to the ground floor warehouse open-plan warehouse is available via a full height loading door and covered loading bay.

Warehouse:

- Clear eaves height: 5.15m
- Maximum eaves height: 6.50m
- Translucent roof panels
- Electric loading door x 2 - W: 5.68m H: 5m
- Kitchen / Kitchenette and WCs
- Fire alarm & emergency lighting
- 5 car parking spaces
- Security shutter to front door
- Ram raid posts in front of loading door

Offices:

- Fully carpeted with air conditioning
- Suspended ceiling with recessed lighting
- Gas fired heating
- Kitchen
- Window blinds

AREAS (Approx. Gross Internal)

Ground Floor Warehouse & Offices	6,598 sq.ft	(612.97 sq.m)
First Floor Offices	944 sq.ft	(87.70 sq.m)
Covered Loading Bay	418 sq.ft	(38.83 sq.m)
TOTAL	7,960 sq.ft	(739.51 sq.m)



LOCATION - UB6 7DZ

The Phoenix Trading Estate is prominently located on Bilton Road which is accessed via Manor Farm Road or alternatively the Wadsworth Road. The estate situated on the border of Perivale and Wembley; both of which are well-established industrial districts. The North Circular Road (A406) leading to the M1 and the East of London and The Western Avenue (A40) serving Central London and the national motorway network are both within close proximity. Both Alperton (Piccadilly Line) and Perivale (Central Line) Underground Stations are within walking distance while the area is well serviced by various bus routes.

RENT & RATES

On application.

SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Information available upon request.

PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

VIEWINGS

Contact the appointed agent:



Bal Panesar Dipesh Panesar
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