

COMMERCIAL AGENCY

1&2

WADSWORTH CLOSE
PERIVALE, LONDON, UB6 7JF

- Secure site
- 9m clear eaves
- Dual loading points
- Offered with Full Vacant Possession
- Direct access to A40 Western Avenue
- Walking distance from Perivale Underground (Central Line)

FOR SALE

33,332 sq ft (3,097 sq m)
Site Area: 1.09 acres

**HEADQUARTERS WAREHOUSE/DISTRIBUTION FACILITY
WITH SECURE YARD**

TELSAR

1&2 WADSWORTH CLOSE

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DESCRIPTION

Headquarters warehouse/distribution facility constructed in two main bays with a large administrative section to the front. Each warehouse bay has a clear layout and a minimum height of 9m rising to 11.75m at the apex. There are two side covered/loading areas which service full height loading doors to the east and west elevations. The

property also benefits from a self-contained rear yard and allocated parking to the front elevation. The fore section of the building is apportioned over 3 storeys including reception, canteen and a variety of office space.

AMENITIES

- Minimum clear eaves height of 9m rising to 11.75m at the roof apex
- Concrete floor
- 3 phase power & gas
- Sodium lighting
- 2 x covered loading bays
- Car parking
- Reception area
- Open plan and cellular office space
- Canteen
- WC
- Welfare facilities

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LOCATION

The premises are situated within the Perivale Industrial District. There is excellent access to the A40 Western Avenue via Bideford Avenue which provides a direct route into Central London to the East and to the wider motorway networks to include the M1, M40, M25 and M4 to the West. Perivale London Underground Station (Central Line) is approximately 0.5 miles to the West of the property.

TENURE

Freehold.

PRICE

Freehold Price

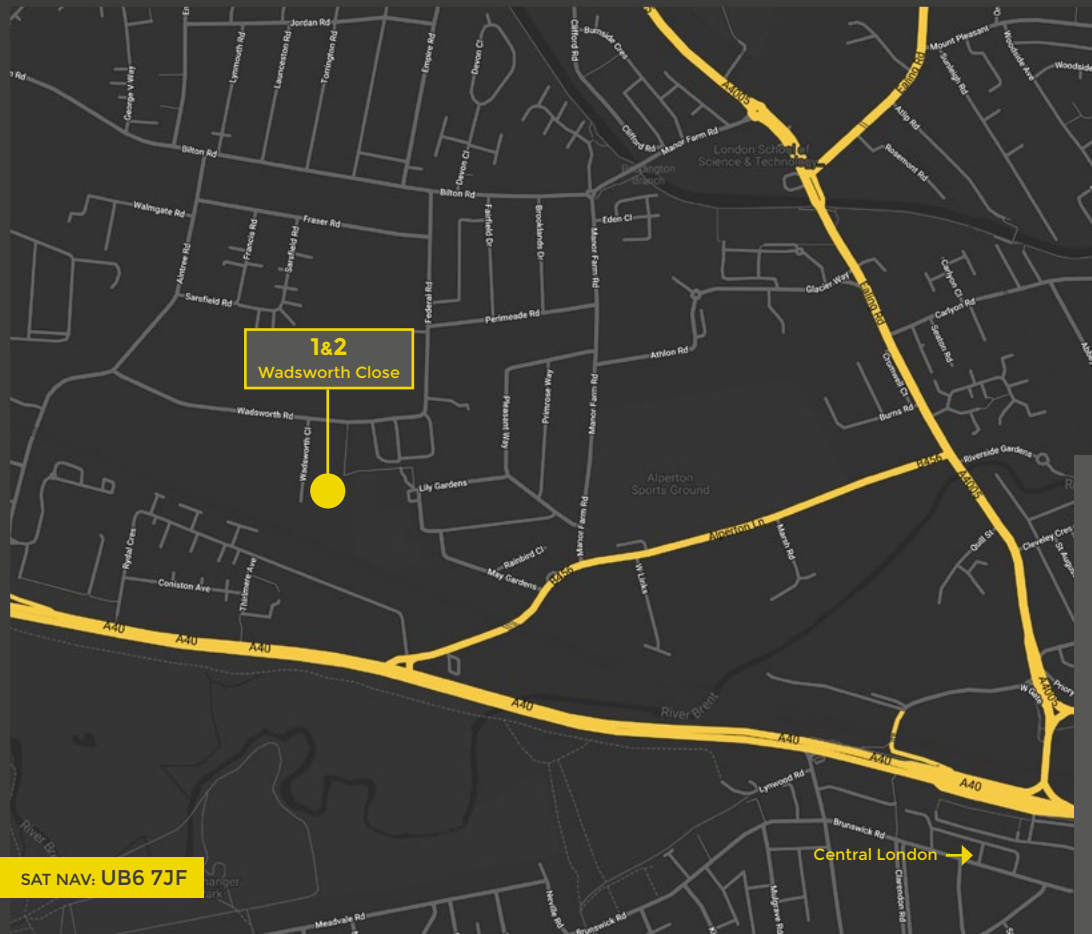
On application

All prices are subject to VAT.



**EPC
RATING**

D - 80



SAT NAV: UB6 7JF

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	18,961	1,761.53
Ground Floor Offices	5,667	526.48
First Floor Offices	4,313	400.69
Second Floor Offices	4,393	408.12
TOTAL	33,332	3,096.64
Site Area	1.09 acres	0.44 hectares

All measurements are based on an approximate gross internal area.

TRAVEL DISTANCES

	Miles		Miles
Perivale Underground Station	0.5	West End	8.7
A40 Western Avenue	8	City	12.7
M1	6.1		
M40	8.7		
M25	11.8		
M4	11		

Source: Google Maps

Perivale London Underground Station (Central Line) is approximately 0.5 miles to the West of the property.



Rear Yard

THE GALLERY



INDICATIVE OUTLINE ONLY

Rear Yard

Wadsworth Close

Site Area

1.09 acres
0.44 hectares

For further information or to make arrangements for viewing please contact:

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