

Warehouse / Industrial Unit

Flexible / Short – Term Leases Available

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To Let

14,418 SQ FT
(1,339.48 SQ M)

Unit 3 Boeing Way, International Trading Estate
Southall, UB2 5LB

- Clear height of 5.75m (rising to 6.47m)
- Vehicle parking
- 24 Hour access & 24-hour estate security with gatehouse
- Single roller shutter door
- Estate CCTV
- 3 Phase power

Rent available upon application.



Contact Us

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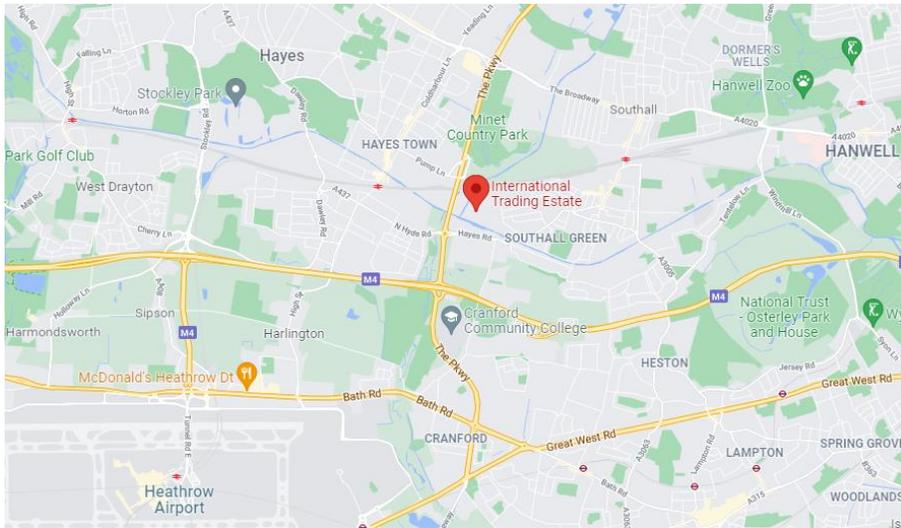
International Trading Estate

Location

International Trading Estate is situated on the border of Hayes and Southall approximately 1.5 miles to the north east of junction 3 of the M4. The estate is within 1 mile of the A312 (Hayes By Pass), which is the main link road between the M4 (Junction 3) and the A40 (M40).

The estate itself is accessed off Brent Road which joins Western Road and Hayes Road, which links into the A312.

Heathrow Airport is in close proximity and is accessed via the A312/A30 or via junction 4 of the M4.



Description

The property comprises a semi-detached warehouse/ industrial unit of steel frame construction with brick elevations. The unit benefits from a single ground level loading door and 2-storey offices to the front of the unit.

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION		
	SQ FT	SQ M
Warehouse	11,109	1,032.06
Ground Floor Offices	1,648	153.10
First Floor Offices	1,661	154.31
TOTAL	14,418	1,339.48

EPC

C-57

VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

The property has a Rateable Value of £69,000 within the 2019 Rating List. Making the Business Rates Payable £35,328 in the current rating year. Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit is due to be refurbished and will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Disclaimer

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Business