

TO LET

Modern Warehouse/Industrial Unit
7,978 sqft (741.18 sqm) GEA



UNIT 2
NORTHOLT TRADING ESTATE
BELVUE ROAD, NORTHOLT UB5 5QS

AMRO
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TO LET - UNIT 2 NORTHOLT TRADING ESTATE, BELVUE ROAD, NORTHOLT UB5 5QS

Summary

- Modern Industrial, Warehouse, Trade Counter Premises
- 7,978 sqft (741.18 sq m) GEA
- Eaves 7m rising to 9.5m
- High quality fit out
- Rent on application
- New lease available directly from the landlord

Description

Unit 2 is a high-quality, modern warehouse / light industrial / trade counter unit with 7m eaves height. The warehouse benefits from a front loading yard with a full-height loading door, while a separate entrance provides access to a reception/trade counter area. WC and staff welfare facilities are on the ground floor. The first floor offers an open-plan office, kitchenette and additional small mezzanine office/store. Externally, there are four car parking spaces and one lorry bay. The premises will be redecorated by the landlord prior to occupation.

Location

Northolt Trading Estate benefits from a prime West London location near the A40 Target Roundabout, providing excellent connectivity to Central London. The estate offers easy access to major transport hubs, including Heathrow Airport, and key motorway links – M25, M40, M4, and M1 – via the A40. Northolt Underground Station (Central Line) is a 5-minute walk away.

Accommodation

Comprising the following Gross External Floor Area (GEA)

		sq ft	sq m
Ground floor	Warehouse/ Ancillary	6,695	621.94
First floor	Office/ Kitchenette	968	89.93
Mezzanine	Store	315	29.31
Total		7,978	741.18

Specification

- Eaves height 7m rising to 9.5m
- Full height loading door
- 3 phase power
- Male, Female, Accessible WC's
- Warehouse lighting
- Fitted out offices with central heating
- Kitchenette
- CCTV
- 24/7 Access

Terms

Available by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Rent

On application.

Service Charge

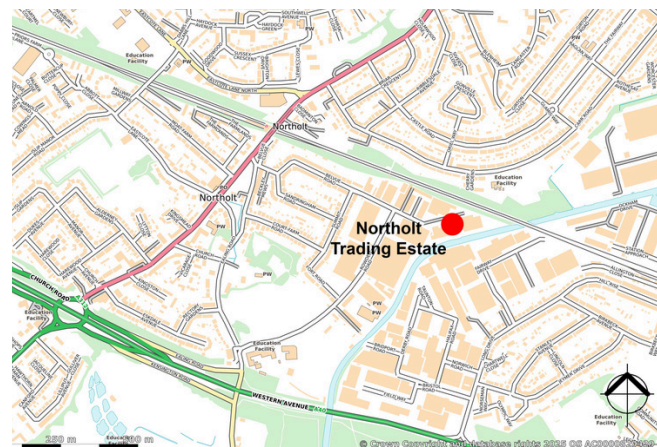
The current service charge is £394 per quarter (Excl VAT).

Business Rates

Interested parties are advised to make their own enquiries.

EPC - Rated C.

VAT - The rent will be subject to VAT.



Viewings & Further information



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