

U N I T 1
PERIVALE
PARK

HORSENDEN LANE SOUTH, PERIVALE



On the instructions of



NEWLY REFURBISHED

INDUSTRIAL / WAREHOUSE UNIT

37,273 SQ FT (3,463 SQ M)

TO LET

www.perivalepark.com

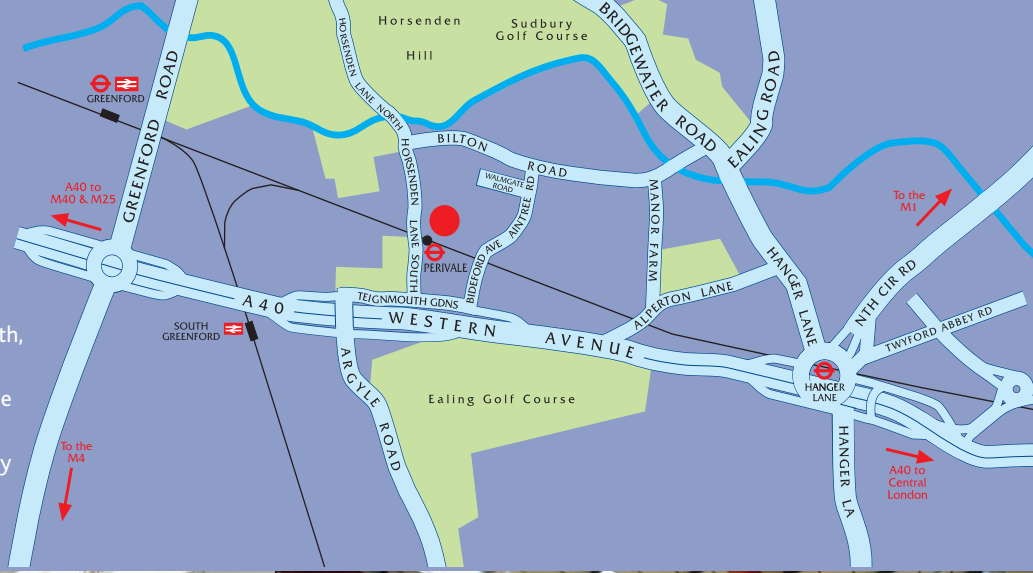
UNIT 1

PERIVALE PARK

LOCATION

Perivale Park is located off Horsenden Lane South, within half a mile of the A40 (Western Avenue), which connects to Junction 16 of the M25 in the west and central London in the east. The park is ideally situated for access to the West End / City and the national motorway network.

SAT NAV REF: UB6 7RL



DISTANCE

Perivale Underground Station	300 metres
A40	0.5 miles
M40 (Junction 1A)	9 miles
M25 (Junction 16)	9 miles
Central London	7 miles
London Heathrow Airport	10 miles
M1 (Junction 1)	6 miles

(Source Routefinder 2007)

ACCOMMODATION

Description	sq ft	sq m
Warehouse	28,982	2,693
Ground floor mess room, store rooms & reception	2,167	201
Ground floor offices	1,980	184
First floor offices	4,144	385
TOTAL	37,273	3,463

All areas are approximate and based on gross internal measurements.

FEATURES

- Modern end of terrace unit
- Fully fitted 2 storey offices
- Minimum clear height of 6m rising to 8.6m at the apex
- 2 full height canopied dock level loading doors and a single smaller rear level loading door
- 350 kVa power
- Suspended sodium lighting in the warehouse
- Car parking spaces to be allocated by arrangement

TERMS

Unit 1 is available on a new full repairing and insuring lease on terms to be agreed.

VIEWING

Strictly by prior appointment through joint sole agents:



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lewis.mantle@altus-edwinhill.com



gus.haslam@kingsturge.com
george.cornwall-legh@kingsturge.com

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