

UNIT 26  
PERIVALE  
PARK

HORSENDEN LANE SOUTH, PERIVALE



On the instructions of



FULLY REFURBISHED

INDUSTRIAL / WAREHOUSE UNIT

19,293 SQ FT (1,792.8 SQ M)

TO LET

[www.perivalepark.com](http://www.perivalepark.com)

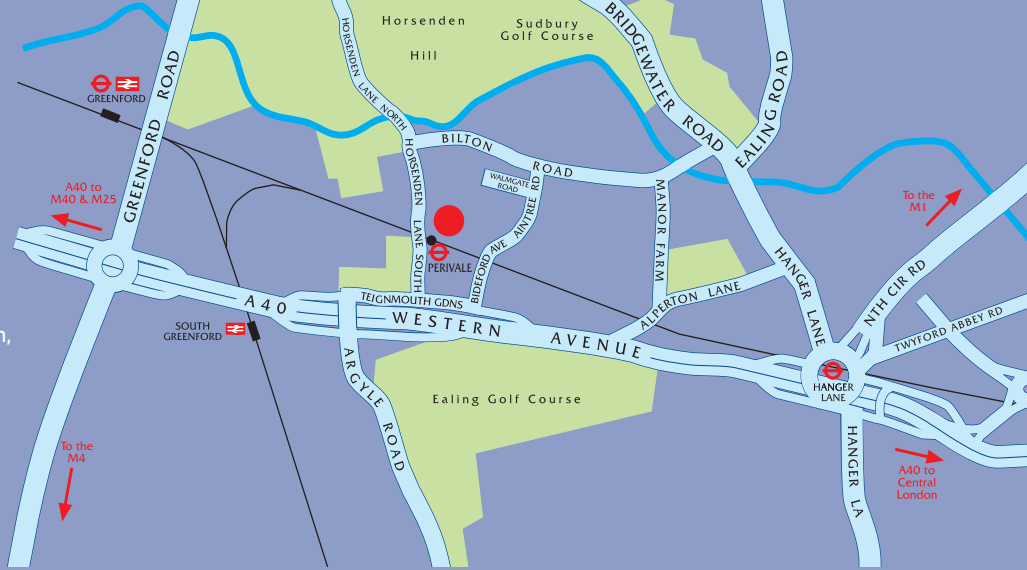
# UNIT 26

## 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	500 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 under pitch roof	11,388	1,057.9
Warehouse under flat roof	5,877	545.9
<b>TOTAL WAREHOUSE</b>	<b>17,265</b>	<b>1,603.9</b>
Ground floor reception/WC area	557	51.7
First floor offices	1,471	136.7
<b>TOTAL</b>	<b>19,293</b>	<b>1792.3</b>

All areas are approximate and based on gross internal measurements.

### FEATURES

- Modern semi-detached unit
- Fully fitted 2 storey offices
- Minimum clear height of 6.0 metres
- 2 x 4.3 metre level loading doors with canopies
- 70 kVa power
- Suspended sodium lighting in the warehouse
- Car parking spaces to be allocated by arrangement

### TERMS

Unit 26 is available on a new full repairing and insuring lease on terms to be agreed.

### VIEWING

Strictly by prior appointment through joint sole agents:



andrew.cole@altus-edwinhill.com  
lewis.mantle@altus-edwinhill.com



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

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