

# UNIT 5, PHOENIX TRADING ESTATE

## BILTON ROAD ALPERTON UB6 7DZ



Newly Refurbished 7,035 sq ft Industrial Unit in  
Perivale.

**INDUSTRIAL**

**TO LET**

**6,720 SQ FT**

**(624.31 SQ M)**

- Opposite Newly Leased Howdens
- 5 Allocated Car Parking Spaces
- 6.5m Eaves
- 3 Phase Power
- Gated, secure estate
- Bilton Road Visibility
- Fully refurbished to include new LED lighting, new roller shutter door and new facilities

## OVERVIEW

Available Size	6,720 sq ft
Business Rates	N/A
EPC Rating	B

## DESCRIPTION

The premise is now available following a full refurbishment to include, but not exclusively; new LED lighting throughout, new roller shutters, new facilities and epoxy resin finish to the warehouse floor. Full scope of works available on request.

Unit 5 Phoenix Trading Estate comprises an end of terrace, self-contained steel portal framed industrial / warehouse unit with part brick and part profile metal clad elevations to a pitched roof. Access to the warehouse is available via a full height roller shutter loading door. Ancillary offices are situated on the first floor level. Allocated car parking is available to the front of the building.

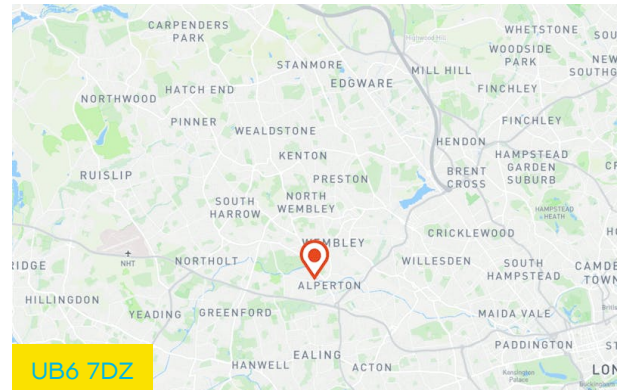
## LOCATION

The Phoenix Trading Estate is prominently located on Bilton Road which is accessed via Manor Farm Road or alternatively the Wadsworth Road. The estate situated on the border of Perivale and Wembley; both of which are well-established industrial districts. The North Circular Road (A406) leading to the M1 and the East of London and The Western Avenue (A40) serving Central London and the national motorway network are both within close proximity. Both Alperton (Piccadilly Line) and Perivale (Central Line) Underground Stations are within walking distance while the area is well serviced by various bus routes.

## ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 5	6,720	624.31	Available
Total	6,720	624.31	



## VIEWING & FURTHER INFORMATION

### LUCA NARDINI

07795 501 905

luca.nardini@montagu-evans.co.uk

### CAMERON AITCHISON

07721 599 643

cameron.aitchison@montagu-evans.co.uk



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