

UNIT 5 PHOENIX TRADING ESTATE BILTON ROAD ALPERTON UB6 7DZ



6,622 sq ft trade unit available now in Alperton /
Perivale. Opposite a newly leased Howdens.

INDUSTRIAL

TO LET

6,622 SQ FT

(615.20 SQ M)

- Opposite Newly Leased Howdens
- 5 Allocated Car Parking Spaces
- 6.5m Eaves
- 3 Phase Power
- Electric Roller Shutter
- Bilton Road Visibility
- Covered Loading Canopies

UNIT 5 PHOENIX TRADING ESTATE, BILTON ROAD, ALPERTON, UB6 7DZ

OVERVIEW

Available Size	6,622 sq ft
Business Rates	N/A
EPC Rating	Upon Enquiry

DESCRIPTION

The premises comprise 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 serviced by a dedicated covered loading bay. Ancillary offices are situated on the first floor level. Allocated car parking is available to the front of the building.

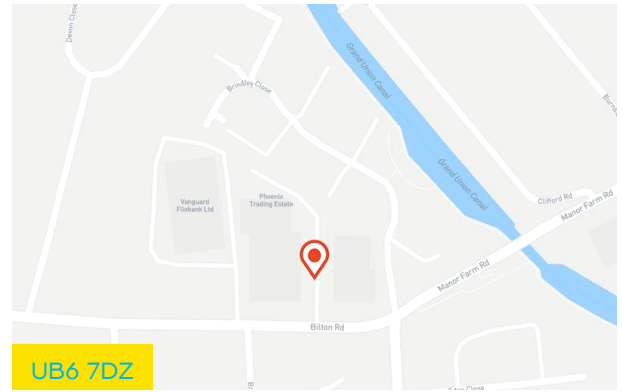
LOCATION

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	6,622	615.20	Available
Total	6,622	615.20	



VIEWING & FURTHER INFORMATION

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