



**AITCHISON
RAFFETY**



- Flexible business unit accommodation
- Two large open plan areas with ten smaller suites
- Good natural lighting
- Roller shutters for goods
- Suitable for a variety of Class E uses
- On site parking for 3 cars
- Air conditioning in larger rooms

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Unit 15, Sabichi House, 5 Wadsworth Road, Perivale, Greenford, UB6 7JD

Spacious first floor self contained business unit

Approx. 2,224 - 9,555 Sq Ft (206.61 - 887.66 Sq M)

To Let

Unit 15 Sabichi House, 5 Wadsworth Road, Perivale, Greenford, Greater London, UB6 7JD

Description

First floor business unit with good natural lighting located above an industrial/ workshop unit. The suite is currently configured with two larger rooms and 10 smaller rooms which could be configured to suit an occupiers needs. The available suites are carpeted with air conditioning units in the two larger rooms. The business unit further benefit from a roller shutter door to the front and rear allowing for goods to be forklifted into the property if needed. Benefiting from a max eaves height of approx 4m.

Floor Areas (GIA)

Units available from 2,224 sq ft to 9,555 sq ft for the whole. An interested party could potentially remove the partitioning walls in the rear units to create an almost entirely open plan space. Alternatively this flexible space could be configured a number of ways to suite requirements. Subject to terms and conditions.



Unit	Sq Ft	Sq m
Unit 15 A	2,224.30	206.72
Unit 15 B	3,3034.32	282.05
Unit 15 C	441.16	41
Unit 15 D	441.16	41
Unit 15 E	441.16	41
Unit 15 F	441.16	41
Unit 15 G	346.47	32.20
Unit 15 H	421.04	39.13
Unit 15 I	441.16	41
Unit 15 J	441.16	41
Unit 15 K	441.16	41
Unit 15 L	441.16	41
Total	9,555.41	888.1

Communal Break Out Area

Unit 15B

UNIT 15



Floor Plan showing current layout



Unit 15A

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Rear Parking



Ground Floor Entrance

Location

Located in the West London suburb of Perivale. The site benefits from excellent communications being within a third of a mile of the A40 (leading to central London) and providing easy access to the M40 and M25 the other direction. Perivale Train Station (serving the Central line) is also under half a mile away.

Rent

£28.00 per sq ft

Terms

Available by way of license for a period of up to a year. Business unit available as whole or can be configured as needed.

Business Rates

Included within the rent

VAT

This property is subject to VAT.

Energy Performance Rating

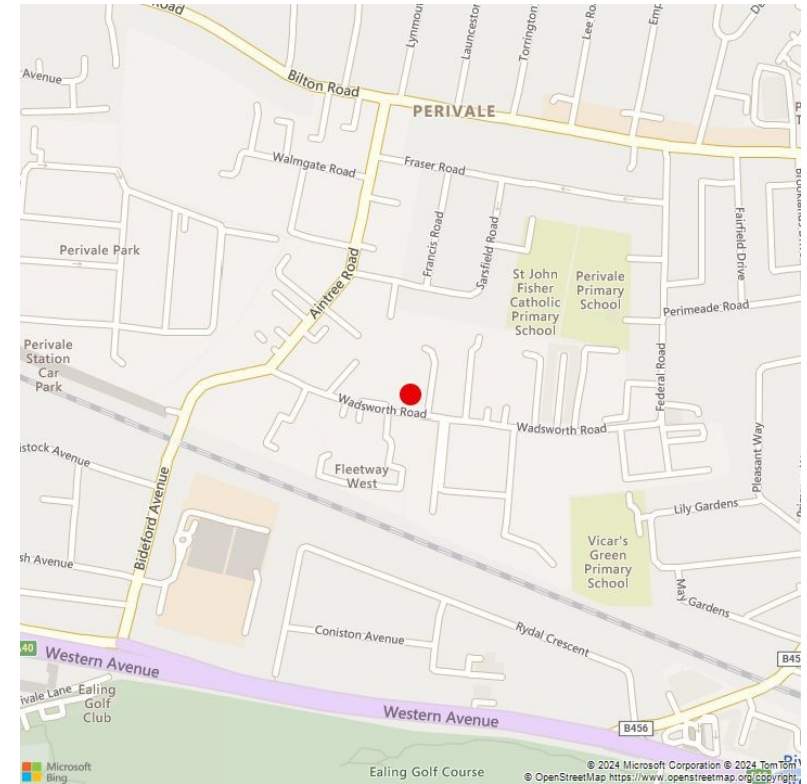
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Service Charge

Service charge included within rent. Tenant responsible for own utilities.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents Aitchison Raffety, Connor Harrington 01727 732 210 connor.harrington@argroup.co.uk or Max Buckland 020 7907 3728 max.buckland@argroup.co.uk



www.argroup.co.uk



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