



# SECURE OPEN STORAGE

## TO LET



### Key Benefits

- Fenced/Gated with 24/7 access
- Concrete surfaced former bus depot
- 3 Phase electricity & mains water supply
- Close to A312, M4, A40 and Heathrow Airport

**Rare Opportunity to Occupy Secure Open Storage Facility**

**BRIDGE ROAD, SOUTHALL, MIDDLESEX, UB2 4AB**

**1.04 acres (45,433 sq ft)**

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# SECURE OPEN STORAGE



## BRIDGE ROAD, SOUTHALL UB2 4AB

### LOCATION

Located in an established industrial area close to Southall Train Station. Bridge Road is just 1.2 miles away from the A4020 Uxbridge Road, which in turn is less than 2 miles away from the A312 Hayes Bypass providing a fast connection to the M4 to the South and the A40 to the North. Heathrow Airport is located just 4.6 miles away.

### DESCRIPTION

The site represents a rare opportunity to occupy a fully fenced and gated secure open storage facility within the M25, in a prime West London location. The site is in close proximity to Heathrow Airport, with good transport links to Central London and the wider motorway network.

### ACCOMMODATION

Open storage land available to lease until Dec 2021.

Property Type	Size
Land - Open storage	1.04 Acres

### FEATURES:

- 24/7 Access / Use
- Self contained
- Fully fenced secure site
- Gated entrance
- Provision for CCTV
- Mains water and electricity
- Concreted hardstanding surface
- Suitable for portacabins
- Former bus depot

### TERMS

A lease can be offered until December 2021 with rolling break thereafter.

### RENT

On application.

A rent deposit will be required as surety for the lease.

### BUSINESS RATES

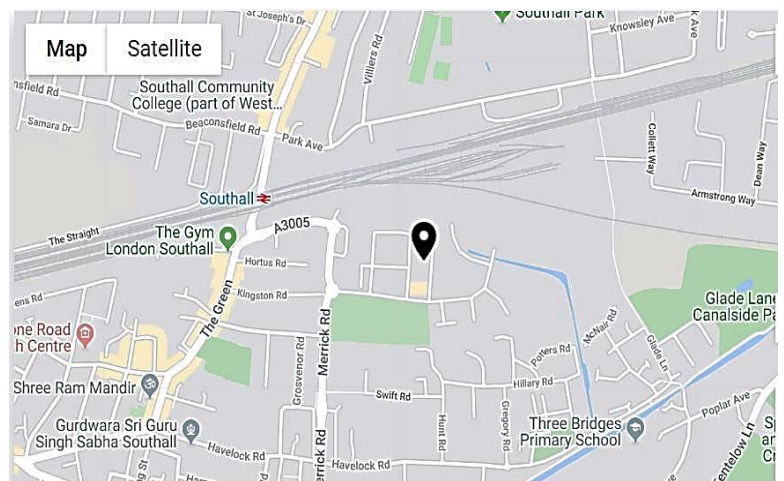
Rateable Value: £102,000 per annum.

### EPC

This property has been graded as Exempt: No building present

### COSTS

Each party to bear their own legal costs.



**Axis Two, Hurricane Way, Axis Park, Langley, Berkshire SL3 8AG**

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Chartered Surveyors

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