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INVESTMENT OPPORTUNITY

6 Belvue Business Centre

Belvue Road, Northolt, UB5 5QQ

INDUSTRIAL / WAREHOUSE FREEHOLD

Offers in excess of £800,000

Property Overview

INDUSTRIAL / WAREHOUSE FREEHOLD — VACANT POSSESSION

6 Belvue Business Centre is a warehouse unit arranged over ground floor, first floor and mezzanine. Each level measures approximately 26'8" x 63'2" (8.12m x 19.26m).

The ground floor includes a WC and kitchen area, with a staircase providing access to the first floor and mezzanine.

Plumbing is in place to fit a bathroom. The unit benefits from off-street parking for 6 vehicles.

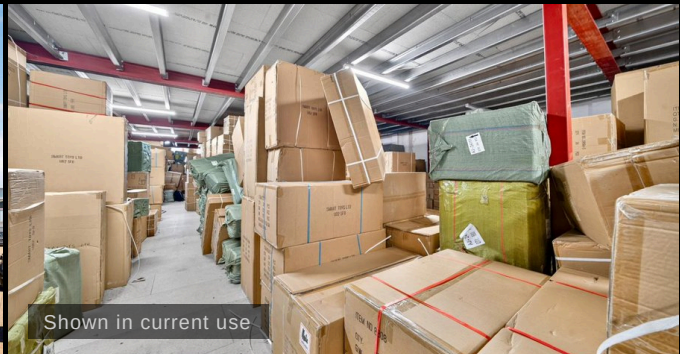
The property is offered with vacant possession on a freehold basis.

Belvue Business Centre is an established industrial estate on Belvue Road, Northolt, with direct road access to the A40, M40 and M25.

Address	6 Belvue Business Centre, Belvue Road, Northolt, UB5 5QQ
Tenure	Freehold
Occupancy	Vacant possession
Total area (GIA)	469 sq m / 5,048 sq ft
Configuration	Ground, first floor & mezzanine
Parking	6 spaces
Service charge	£1,200 per annum
Building insurance	£1,586 per annum
Asking price	Offers in excess of £800,000

Photographs

EXTERIOR & INTERIOR

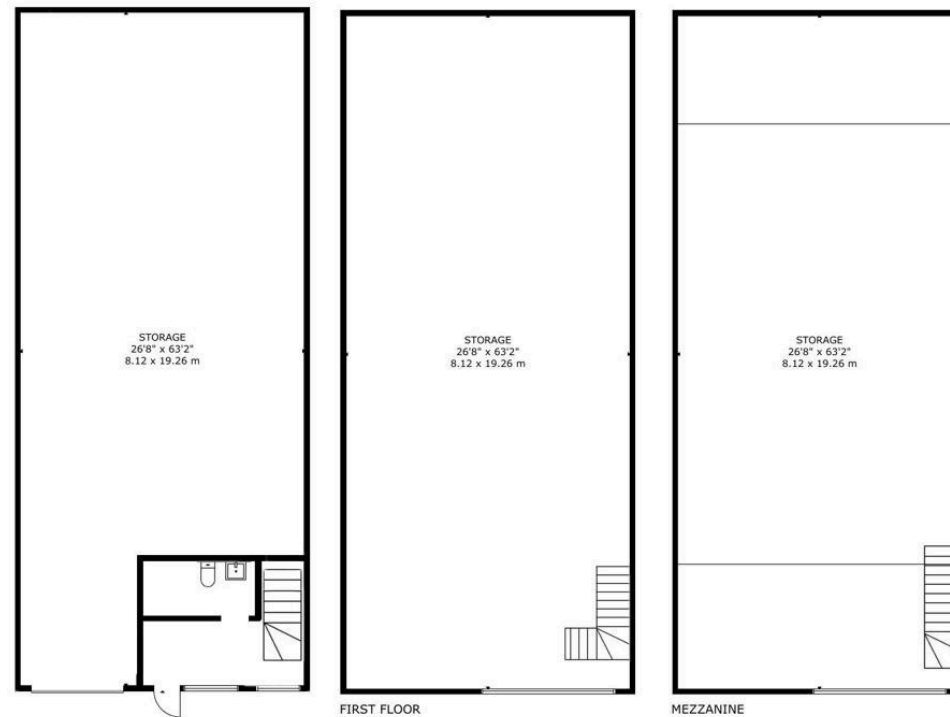


Floor Plans

GROSS INTERNAL AREA — APPROX. TOTAL 469 SQ M / 5,048 SQ FT

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BELVUE BUSINESS CENTRE UB5
GROSS INTERNAL AREA
APPROX TOTAL: 469.sq.m - 5048.sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©21062026. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email. mark@steelondon.co.uk

Financial Summary

COSTS & OUTGOINGS

ITEM	AMOUNT
Asking price	Offers in excess of £800,000
Service charge	£1,200 per annum
Building insurance	£1,586 per annum
Total area	469 sq m / 5,048 sq ft
Price per sq ft	£158.48

The property is sold with vacant possession. No tenancy schedule applies. Price per sq ft is calculated on the asking price and total gross internal area stated above. Figures exclude purchase costs, including SDLT, legal fees, and agency fees. Buyers should rely on their own enquiries.

Area & Connectivity

NORTHOLT, UB5

Belvue Business Centre is located on Belvue Road, Northolt, within the established Northolt Trading Estate.

Belvue Road connects to the A312 Mandeville Road and the A40 via Rowdell Road. The A40 provides direct access to Central London, the M40 and the M25.

Northolt Underground station, served by the Central line, is within walking distance.

The surrounding estate is occupied by a mix of industrial, trade and distribution businesses.

NEAREST STATION

Northolt (Central line)

ROAD ACCESS

A40 / M40 / M25

ESTATE TYPE

Established industrial

Next Steps

VIEWINGS & CONTACT

01

Arrange a viewing

Viewings are strictly by appointment via Calibre Acquire.

02

Request further information

Floor plans, title information and additional photographs are available on request.

03

Submit an offer

Offers should be submitted in writing via Calibre Acquire, including proof of funds and solicitor details.

Calibre Acquire

Web: www.calibreacquire.co.uk

Viewings: By appointment via agent only

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Measurements are approximate. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each statement.