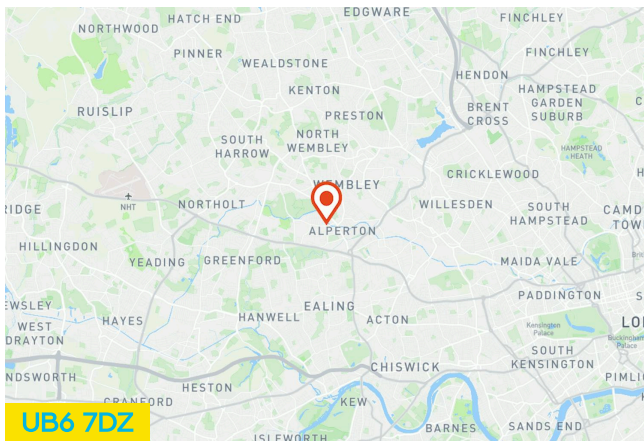


TO LET, INDUSTRIAL, 6,720 SQ FT

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



Newly Refurbished 6,720 sq ft Industrial Unit in Perivale.



- 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
- Available Now

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

OVERVIEW

Available Size	6,720 sq ft
EPC	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



Find more properties @ montagu-evans.co.uk

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 15/01/2025