



## 81A The Broadway, Southall, UB1 1LA

### SUMMARY

- Vacant office space to let in Southall
- Unit benefits from A2 Class use
- Suitable for various businesses (STP)
- Bustling commuter town
- Good transport links
- New lease to be assigned
- Short walk to Southall Station
- Surrounded by restaurants/takeaways & retail shops.

### DESCRIPTION

Great opportunity to let a vacant office in a prominent location on The Broadway, Southall. The office space is set over first floor and internal storage space on the second floor.

The property benefits from A2 Class use, spacious and in immaculate condition.

### SCHEDULE OF ACCOMMODATION

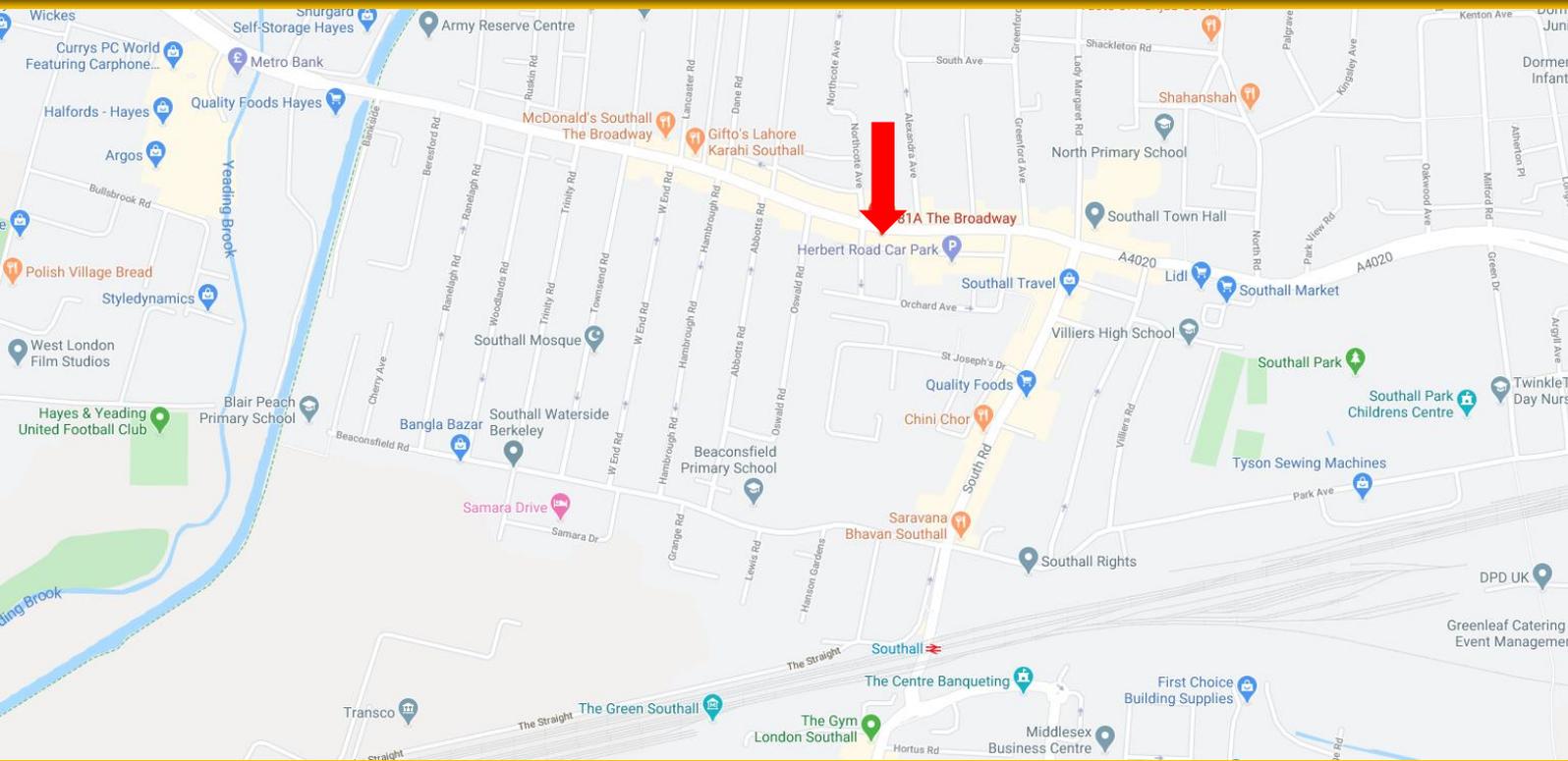
The following breakdown indicates the area:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
First	Office	34.84	374.87
First	Kitchen	9	96.84
Second	Internal Storage	12.25	131.81
Total		56.09	603.52

### LOCATION

Southall is a major West London suburb with a resident population of some 318,000, situated within the London Borough of Ealing. Southall is 11 miles West of Central London and Heathrow Airport is 7 miles to the West. London Paddington is just approximately 18 minutes by train, with the Capital set to become even closer with the opening of Cross Rail soon.

Southall is a dynamic, growing hub with specialist shopping, services and manufacturing, integrated into a regional and international market.



### TENURE

Rental - Offers in the region of £20,000 p.a.

### BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority on: 020 8825 7020

### EPC

Certificate available upon request

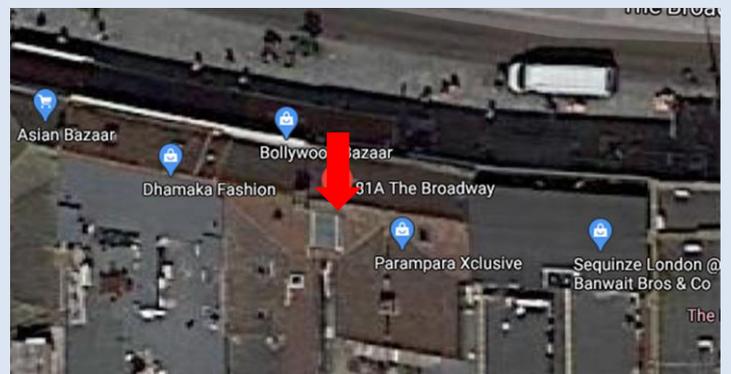
### VAT

To be confirmed

### LEGAL COSTS

Each party to be responsible for their own legal costs.

Misrepresentation Act: 1. Monarch Commercial on its own behalf and on behalf of the vendor/lessor of this property whose agent Monarch Commercial is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Monarch Commercial nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.



### VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

**Ankur Lakhnarpal** 0208 569 8500

E-mail: [ankur@monarchcommercial.co.uk](mailto:ankur@monarchcommercial.co.uk)

**Raj Sandhu** 0208 569 8500

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