MONARCH COMMERCIAL

FREEHOLD FOR SALE

Unit 10c Beavers Industrial Park, Brent Road, Southall, UB2 5FB

SUMMARY

Clear internal eaves height of 7m in part

30kN per sqm floor loading

Full height loading doors

Translucent roof panels

Concrete floor

24 hour security

Open planned fully fitted offices

WC facilities

Designated car parking

Rare West London Freehold opportunity

DESCRIPTION

Chancerygate Business Centre, Southall is a secure estate with gatehouse and 24 hour security. The property was constructed about 8 years ago on a steel portal frame with profile metal clad elevations to a pitched roof. The unit is currently used as a warehouse premises with fully fitted offices at first floor level. The property has designated car spaces to the front elevation and lorry parking and loading to the rear elevation.

ACCOMODATION

Floor	Description	Area (Sqm)	Area (Sqft)
Ground	Warehouse	7487	730.84
First floor	Offices	1,878	174.47
Mezzanine	Storage	5,000	464.51
	Total	14,745	1,369.82

LOCATION

Located in a prime West London location between the M4 and A40 and east of the M25. The property benefits from excellent connections to Heathrow Airport, Central London and the motorway network via the M4/M25.

Southall railway station, Hounslow West tube station (Piccadilly Line) and Hayes & Harlington main line station with services to London Paddington (18 minutes) are all within close proximity. The scheme is also ideally located to serve the western International Fruit and Vegetable markets along with airport related services and the busy restaurant and retail markets of Southall town centre and West London towns.

From Southall mainline station train services on the new Elizabeth line (Cross rail) make it much easier to get to destinations across London and Berkshire.

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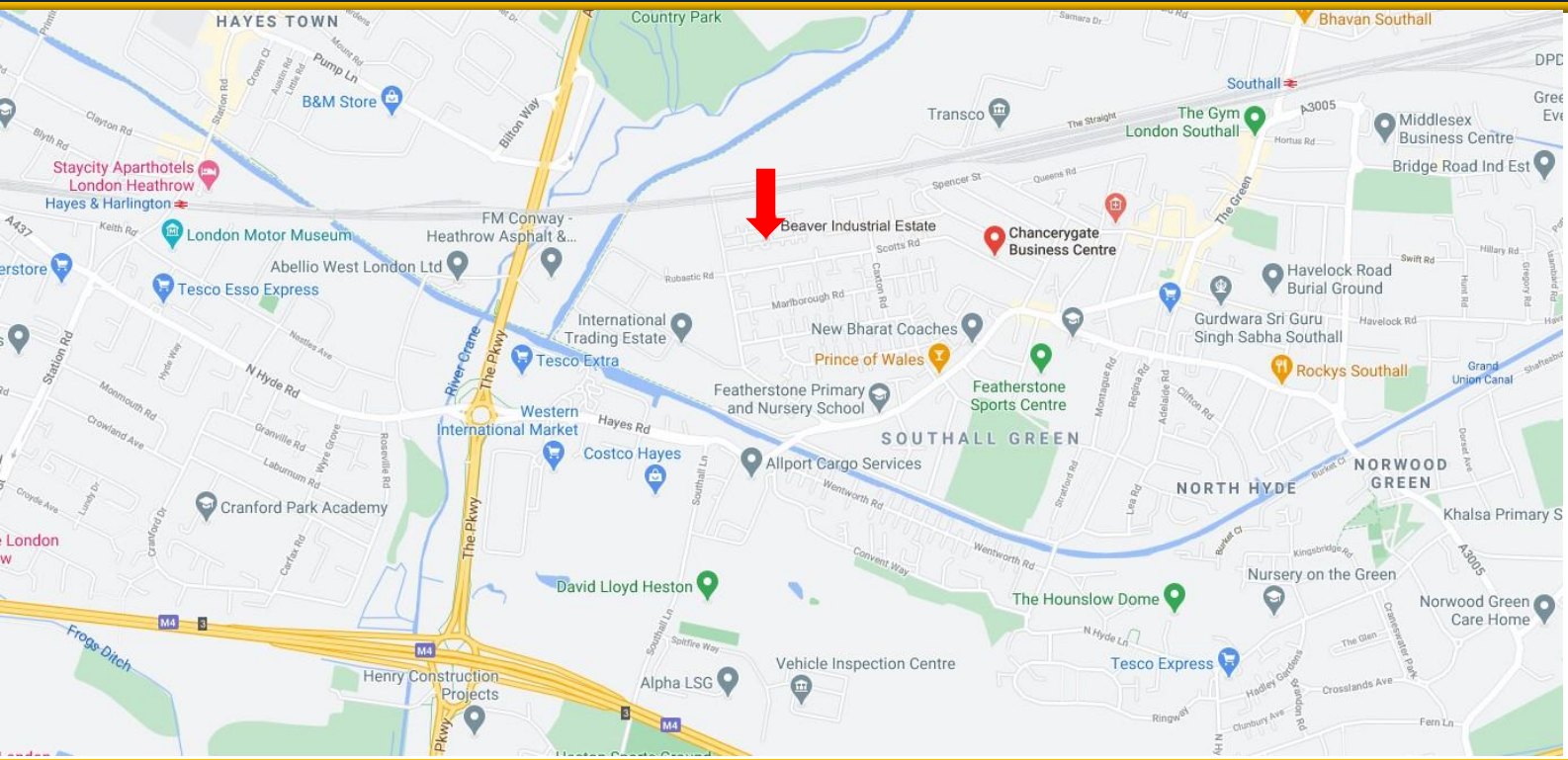

TENURE

Freehold

TENANCY:

The property is let in its entirety to Olleco (587842) on a new 5 year Full Repairing and Insuring lease, subject to a photographic schedule of Condition at a rent of £136,800 (One Hundred & Thirty Six Thousand, Eight Hundred Pounds) exclusive of VAT, Rates and Service charge. The lease commenced on the 24th October 2018

On the expiry of third year there is a mutual break clause which can be exercised by either party by way of 6 months prior written notice.

BUSSINESS RATES

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

VIEWING AND FURTHER INFORMATION

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

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

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.