



Southall Town Hall
High Street
Southall
Ealing
UB1 3HA

13 individual office suites available to rent on a per room basis.
Units vary in size between 6.78 Sq M - 43.39 sq M (73 Sq Ft to 467 Sq Ft)

- A landmark building
- Individual office suites suitable for various businesses
- Southall Train Station is located 0.4 miles to the south of the property
- Short to long term leases available

LOCATION

Southall Town Hall is a well known and prominent building located in the centre of Southall. Southall Town Hall is on the junction of South Road and Uxbridge Road and a five minute walk from Southall Rail Station (a future Crossrail station) and seconds from a number of bus routes. There are a wide variety of amenities close by on the High Street. Southall is 11 miles West of Central London and Heathrow Airport is 7 miles to the West. London Paddington is approximately 18 minutes by train, with the Capital set to become even closer with the opening of Crossrail in the near future.

DESCRIPTION

The property is of solid brick construction with an impressive façade. The entrance is through automatic double glass sliding doors which are card operated giving the building security and allowing tenants to come and go during the specified opening hours.

The property comprises 29 units with 13 units available to rent at present. The units will be painted and decorated prior to the incoming tenant moving in. There are separate men's and ladies WCs with shared kitchen facilities.

Telephony access points are in each room. Internet access., desks and chairs are provided and this allows an incoming tenant to start working almost straight away.

There is gas central heating throughout. Various types of lighting throughout the property. No car parking is provided at the property.

TERMS

The property is available to let on both a short term or long term basis.

ACCOMMODATION / RENT PER ANNUM

The property has been measured on a net internal area basis. The floor areas and rent are noted below:

Suite	Sq M	Sq Ft	Rent per Annum per room
G3	19.51	210	£9,168
G7	15.79	170	£6,876
F6	9.10	98	£1,719
F7	11.06	119	£4,584
F9	11.89	128	£4,584
F11	10.03	108	£4,584
M1	6.78	73	£2,292
M3	14.90	160	£6,876
M4	21.66	233	£9,168
M5	15.80	170	£6,876
T1	43.39	467	£20,628
T2	14.21	153	£6,876
T3	14.40	155	£6,876
TOTAL	350.93	3,777	

RATEABLE VALUE

To be provided upon application.

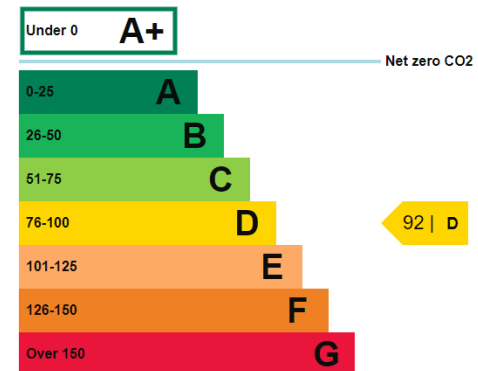
SERVICES

The mains electricity, gas and water services are connected. There are landline access points in each room. Internet connectivity is provided.

EPC

The EPC rating of the Main Building is D—92.

This property's current energy rating is D.



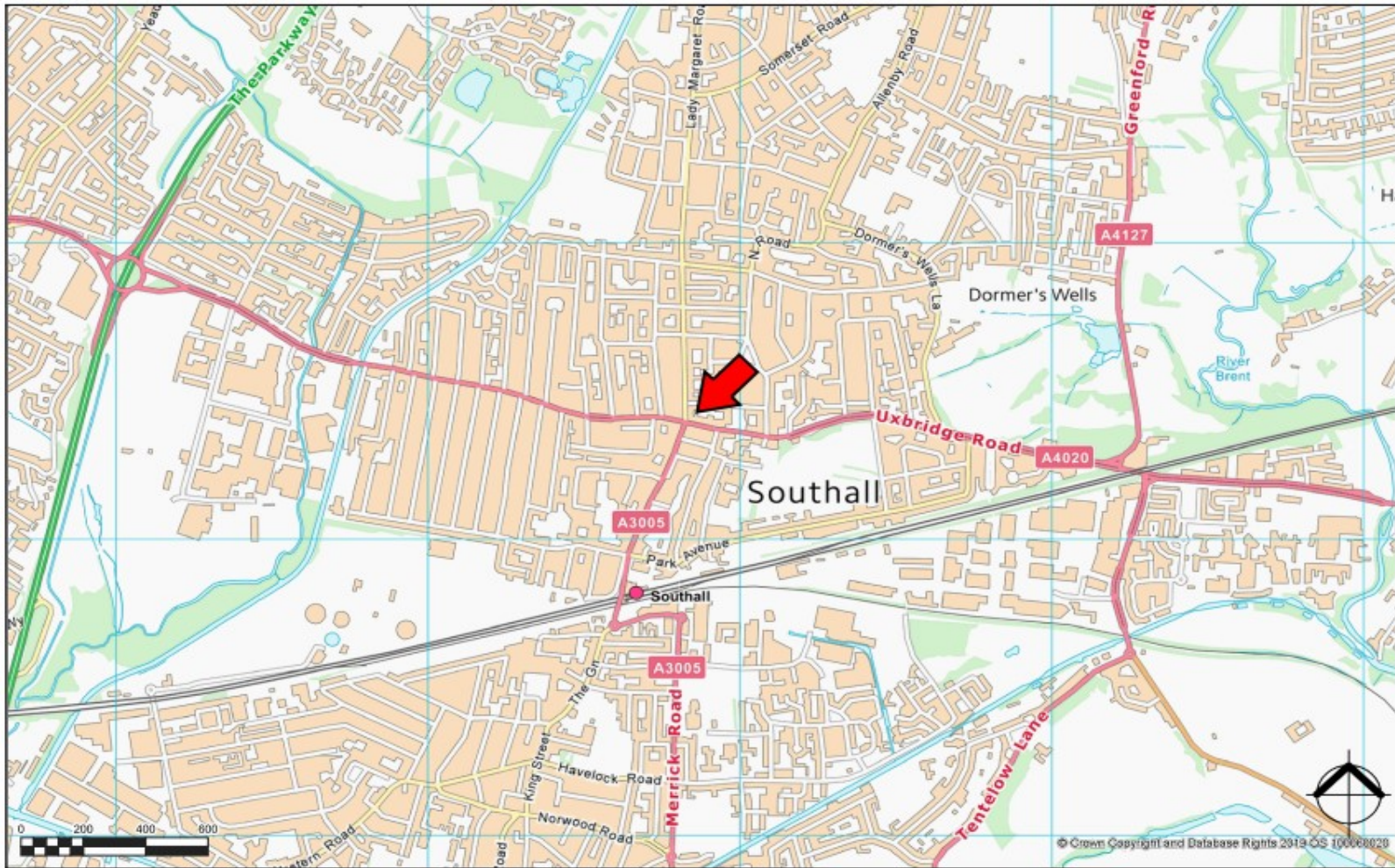
VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT

PLANNING

The property has consent for B1 office accommodation, now referred to as Class E (g) .



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Plotted Scale - 1:20,000

FURTHER INFORMATION

Should you require further information please contact: **Max Allen MRICS**

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IMPORTANT INFORMATION

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