

# Warehouse / Industrial Unit

Flexible / Short Term Leases Available

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## To Let

**25,938 SQ FT**  
**(2,410 SQ M)**

Unit 6 Trident Way, International Trading Estate  
[Southall, UB2 5LF](#)

- Secure self-contained yard
- 2 Level access loading doors
- 5m eaves
- 17 car parking spaces
- Office & ancillary space
- 24 Hour access
- 24-hour estate security with gatehouse
- Estate CCTV



### Contact Us

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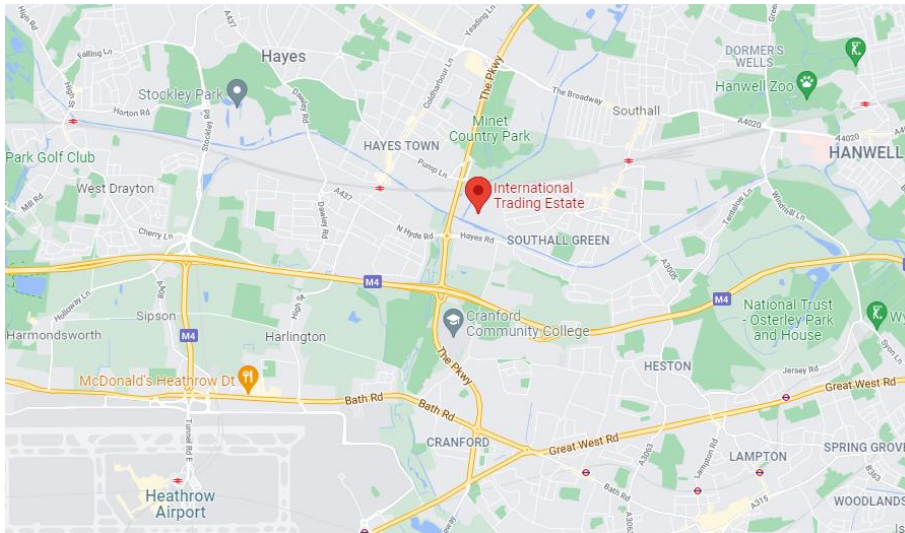
# International Trading Estate

## Location

International Trading Estate is situated on the border of Hayes and Southall approximately 1.5 miles to the north east of junction 3 of the M4. The estate is within 1 mile of the A312 (Hayes By Pass), which is the main link road between the M4 (Junction 3) and the A40 (M40).

The estate itself is accessed off Brent Road which joins Western Road and Hayes Road, which links into the A312.

Heathrow Airport is in close proximity and is accessed via the A312/A30 or via junction 4 of the M4.



## Description

The property comprises an end of terrace warehouse/ industrial unit of steel frame construction with brick elevations. The unit benefits from two level access loading doors, a secure self-contained yard area, separate parking area and two storey offices.

## Floor Areas

ACCOMMODATION		
	SQ FT	SQ M
GF Warehouse	19,811	1,840.46
GF Office & Ancillary	2,392	222.29
1F Office & Ancillary	3,735	347.00
<b>TOTAL</b>	<b>25,938</b>	<b>2,409.75</b>

## EPC

C-70

## VAT

All prices and other costs quoted exclusive of VAT.

## Business Rates

The property has a Rateable Value of £136,000 within the 2017 Rating List, making Business Rates Payable £69,632 in the current rating year. Interested parties are advised to make their own enquiries with the local council.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Terms

The premises is available on a new lease on terms to be agreed.

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## Disclaimer

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## Business