

FOR SALE**FREEHOLD WAREHOUSE UNIT WITH SHORT-TERM INCOME****RARE FREEHOLD OPPORTUNITY****Unit 6 Belvue Business Centre**

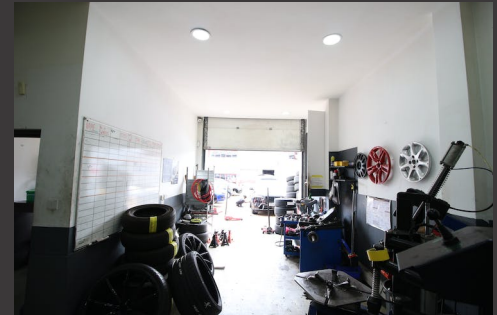
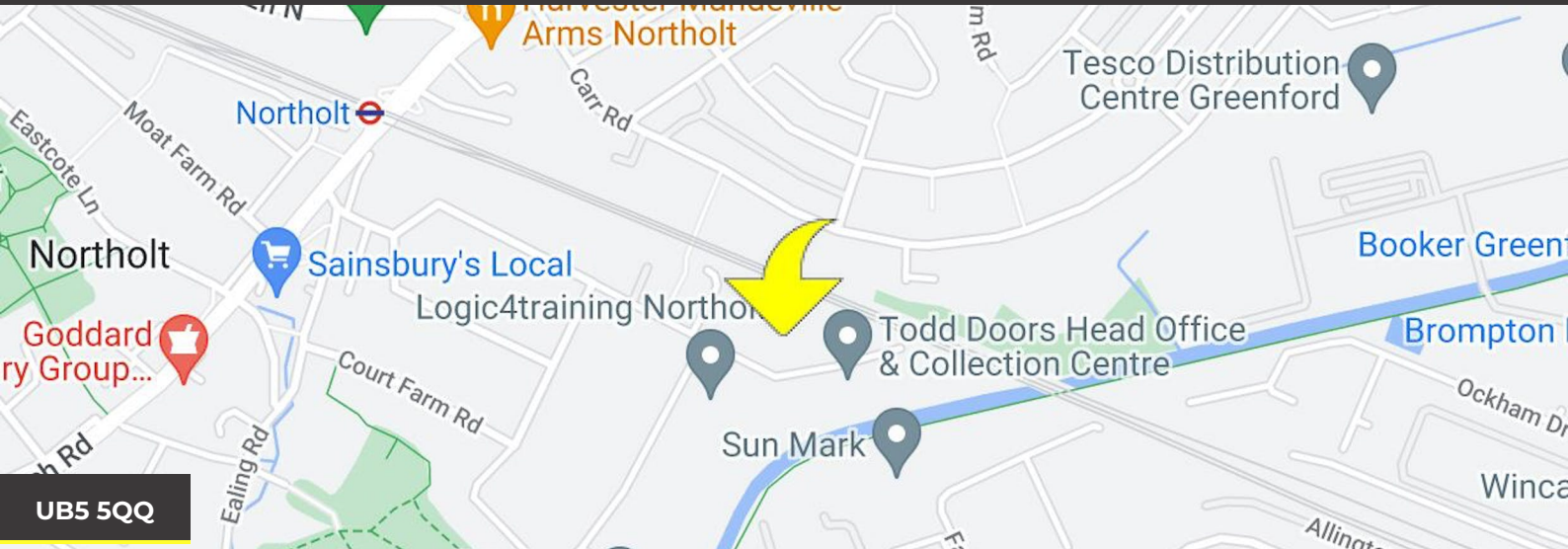
Belvue Road, Northolt, UB5 5QQ

2,549 SQ FT (236.81 SQ M)

- Steel portal frame 6.5m clear height
- A short walk to Northolt UG Station (Central Line)
- Full height loading door
- 3 Phase power & gas
- Ancillary office accommodation
- Well maintained & managed business park
- 4x Allocated car parking
- Loading bay
- WC & kitchenette
- Close proximity to A40 Western Avenue

Location

The property is located within Belvue Business Centre situated on the Belvue Road which is connected to the Mandeville Road A312 which has direct links onto the A40 leading into Central London and Uxbridge and also in close proximity is the M25 motorway network. Belvue Business Centre is also in close proximity to Northolt Underground station which is on the Central Line, leading into Central London and the wider underground network.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	1,656	153.85
First Floor Offices	893	82.96
TOTAL	2,549	236.81

All measurements are approximate and on a gross internal basis (GIA)

Summary

Available Size	2,549 sq ft
Tenure	
Price	£725,000
Business Rates	Interested parties are advised to contact the Ealing local rating authority to obtain this figure
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description

A modern light industrial / warehouse unit comprising of ground floor warehouse and office accommodation to the first floor. The building has been coated with profile metal cladding under a steel portal frame mono-pitched roof. The ground floor warehouse can be accessed via a loading door which is serviced by a dedicated loading bay. The unit further benefiting from a 3 phase power & gas supply, ideal for light industrial uses, as well as an excellent maximum eaves height of 8.2m and allocated parking to the front of the property.

Tenure

Freehold subject to a lease to Diamond Alloys Ltd.

VAT

The property is elected for VAT but the sale could be treated as a Transfer of Going Concern (TOGC), subject to the required criteria being satisfied.

Tenancy Information

The sale will be subject to a lease granted to Diamond Alloys Ltd (Company Reg No: 07870313) for a term of 5 years from 27th September 2019 expiring 26th September 2024 at a passing rent of £40,000 per annum (£15.69 per sq ft). The lease has been contracted outside the provisions of the 1954 Landlord & Tenant Act (Part II as amended).

The Landlord holds a three month rent deposit.

Covenant Profile

Diamond Alloys Ltd (Company No: 07870313) specialises in the refurbishment of Alloy Wheels. The company was incorporated on 5th December 2011.

For further information or to arrange a viewing, please contact sole agents:

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