



Unit 5 Belvue Business Centre

Belvue Road, Northolt, UB5 5QQ

Modern Business Unit (May Sell)

3,392 sq ft

(315.13 sq m)

- Situated on a modern estate
- 2.54m clear height to the ground floor
- Manual up & over door
- Loading bay
- 4x Dedicated parking spaces
- 3 Phase power
- WC's, kitchen & shower
- Ancillary office accommodation
- Walking distance to Northolt UG Station (Central Line)

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Summary

Available Size	3,392 sq ft
Rent	£45,000.00 per annum
Business Rates	Interested parties are advised to contact the Ealing local rating authority to obtain this figure
Service Charge	Approx. £2,289.00 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

Description

A business unit comprising of part warehouse and part office accommodation, constructed of steel portal frame, the building has been coated with profile metal cladding under a pitched roof. The open plan ground floor warehouse can be accessed via a shutter door, with ancillary office accommodation located to the first floor. To the exterior, the building has dedicated parking and loading areas.

Tenure

May Sell (Freehold) or Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

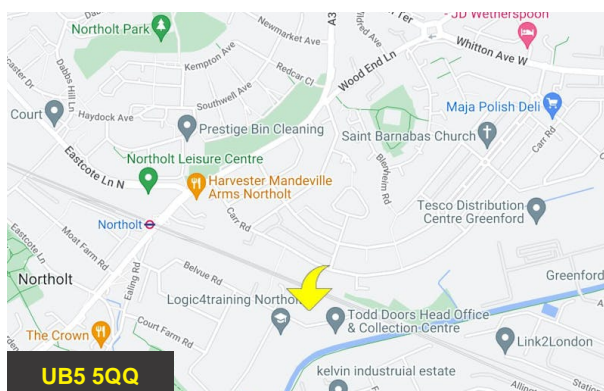
Accommodation

All measurements are based on an approximate gross internal area.

Description	sq ft	sq m
Ground Floor	1,696	157.56
First Floor	1,696	157.56
Total	3,392	315.12

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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