

**TO LET - TWO-STOREY 50/50 BUSINESS UNIT
WITH FIRST FLOOR OFFICES & CAR PARKING**



**18B Sheraton Business Centre
Wadsworth Close, Perivale UB6 7JB**

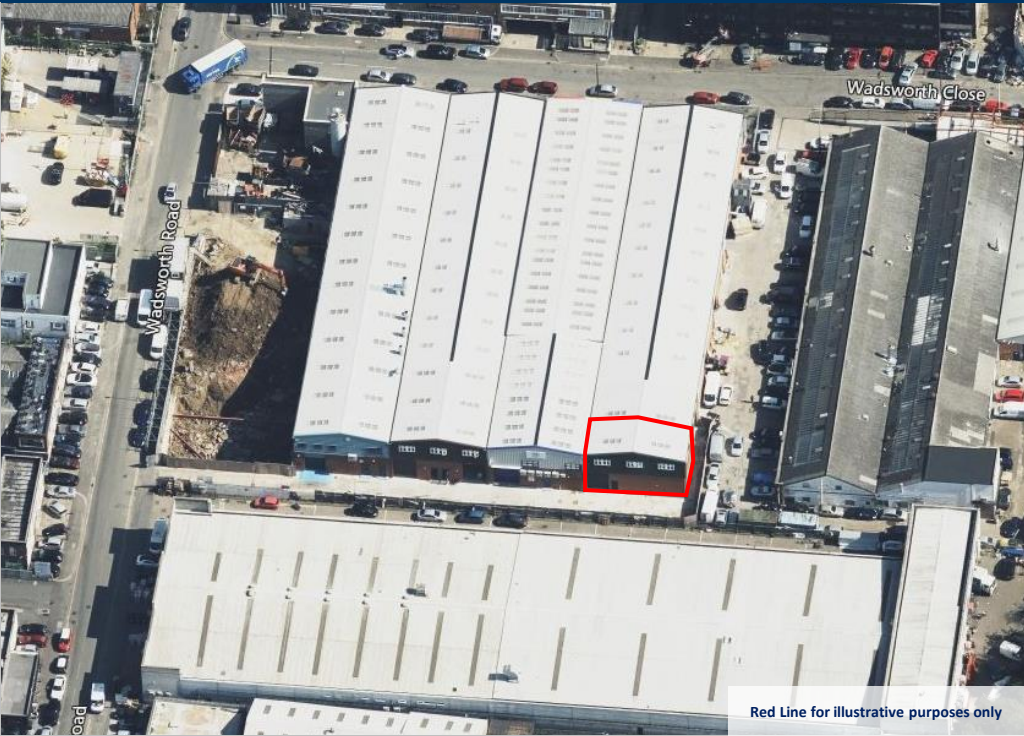
**2,628 sq. ft.
(244.2 sq. m.)**

Unit 18B Sheraton Business Centre, Wadsworth Close, Perivale UB6 7JB

Location

The Sheraton Business Centre comprises an estate of industrial/warehouse and light industrial business units. The estate is located on the south side of Wadsworth Road at its junction with Wadsworth Close.

The estate is within an established industrial area and is easily accessible to the A41 Western Avenue at either the Hoover Building junction or Hanger Lane. The A406 North Circular Road is close by as is the M1 Motorway.



A40 – Western Avenue	0.6 miles
A406 – North Circular	1.7 miles
M4 – Junction 1 Chiswick	5.8 miles
M40 – Junction 1 / M25 - Junction 16	10.0 miles



Perivale (Central)	0.6 miles
Alperton (Piccadilly)	0.9 miles
Hanger Lane (Central)	1.3 miles
South Greenford (British Mainline)	1.5 miles

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The Property

The units were recently constructed in 2020 and provide ground floor storage / production space with an electric roller shutter loading door, c. 5m eaves height, separate pedestrian entrance and car parking. The first floor offices benefit from new windows and carpeted office accommodation.

Accommodation

The property offers the following approximate Gross External Accommodation:

Unit 18B	Sq. Ft.	Sq. M.
Ground Floor	1,314	122.1
Approximate First Floor	1,314	122.1
TOTAL	2,628	244.2

Amenities

- Use classes: B1, B2 & B8 permitted
- Approximately 5m eaves height on ground floor
- 3 phase power & LED Lighting
- Separate pedestrian entrance with security shutter
- First floor office accommodation
- 3.7m x 4.5m electric roller shutter loading door
- Loading / car parking for 3-4 vehicles per unit
- WCs & kitchenette



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Leasehold

A new Full Repairing & Insuring (FRI) lease is available for a term to be agreed.

Rent

£39,500 per annum exclusive.

Business Rates

According to the Valuation Office website the current rateable value of the property is £38,000.

Rates payable 2023/2024 = approximately £19,456 per annum.

Business rates are subject to appeal for reduction. All applicants are advised to make their own enquiries through the local billing authority.

VAT

We have been advised that VAT is not applicable.

Legal Costs

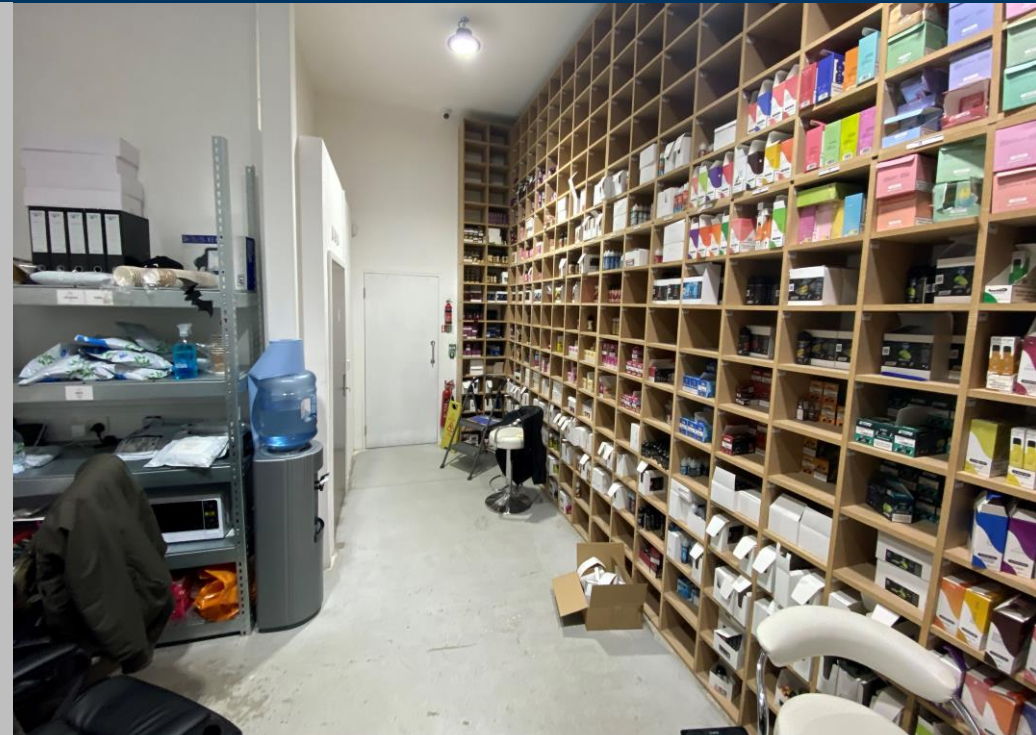
Each party to bear their own legal costs.

Energy Performance Certificate

Rating: B (27)

Viewing

Strictly through prior arrangement with joint sole agents Vokins.



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Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. Jan-2024.

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