

UNIT 3 ARROW BUSINESS CENTRE

19 AINTREE ROAD, PERIVALE, UB6 7LA

FOREST
REAL ESTATE

TO LET

740 SQ FT

Prominent Warehouse/Trade Counter To Let

Key Features

- Electric Roller Shutter Door
- One Parking Space
- LED Lighting
- 3m ceiling height
- Within walking distance of Perivale underground station
- Open Plan
- WC and Kitchenette
- Concrete Flooring
- Available now
- 0.4 miles of the A40 Western Avenue

Unit 3 Arrow Business Centre, 19 Aintree Road
Perivale, UB6 7LA





Description

The Arrow Business Centre offers a range of B1 units designed for versatile usage as warehouses or offices, with flexible lease terms. Each unit is equipped with electric roller shutter doors, a dedicated loading bay, and allocated parking spaces.

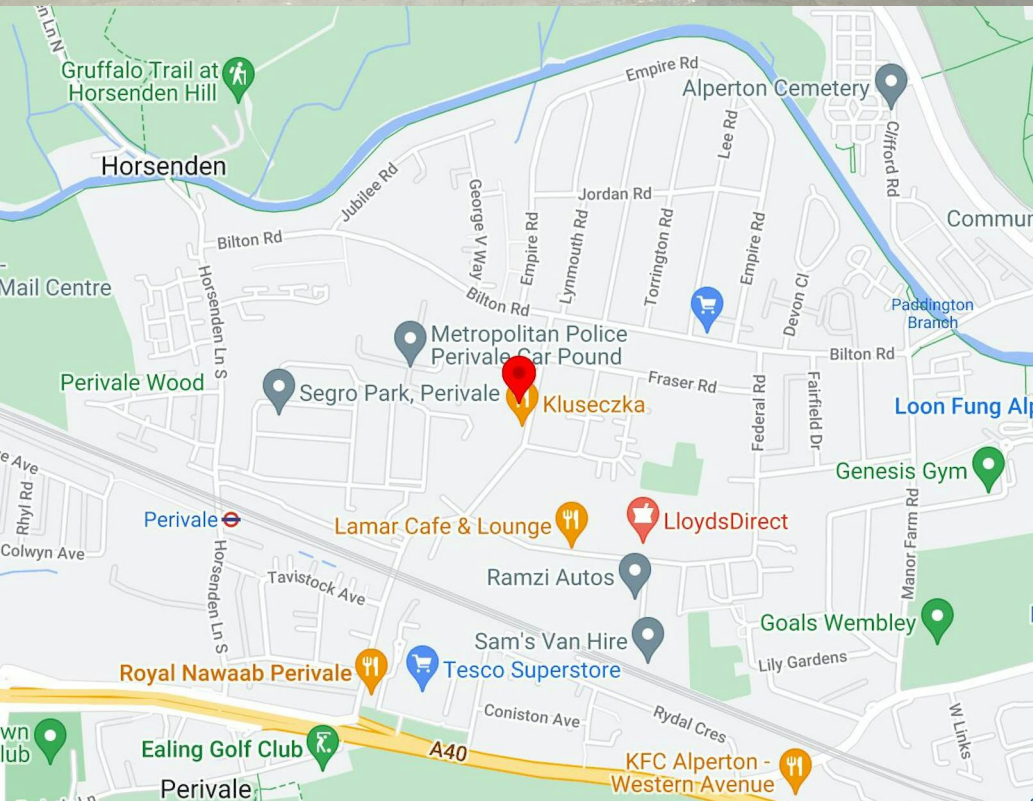
Please note that the business centre has specified operating hours:

Units are accessible from 7:30am to 8pm on Mondays to Fridays. On Saturdays, access is available from 7:30am to 5pm. The facility remains closed on Sundays and public holidays. All business activities must conclude within 30 minutes after the stated closing times.

Location

The Arrow Business Centre enjoys a prominent location on Aintree Road, strategically positioned at the heart of the Perivale industrial district. Perivale benefits from excellent road accessibility, being in close proximity to Hanger Lane, a key route leading to the North Circular Road, A40, M40, M4, and M25 motorways.

Public transportation options are readily available, with Perivale underground station serviced by the Central Line within walking distance of the property. Additionally, numerous bus routes serve the area. The Perivale industrial area is anchored by the iconic Hoover building, prominently positioned along the A40/Western Avenue.



Availability

Lease	New Lease
Rent	£18,500 per annum
Rates	£6,200 per annum
Service Charge	£957 per annum
VAT	Applicable
EPC	C (54)

Contact

Zach Forest

020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

North West London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office

18a Victoria Park Square, London, E2 9PB
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Unit 3 Arrow Business Centre, 19 Aintree Road
Perivale, UB6 7LA

F O R E S T
REAL ESTATE