

POWERPARK SOUTHALL

REFURBISHED WAREHOUSE UNIT WITH FROZEN AND AMBIENT STORAGE

149, BRENT ROAD, SOUTHALL UB2 5LJ

TO LET

COGENT
REAL ESTATE


OXENWOOD
REAL ESTATE



CLOSE TO
HEATHROW AND
ONE MILE NORTH
OF THE M4

97,362 SQ FT WITH TWO LARGE YARDS

AVAILABLE FROM Q3 2022

POWERPARK SOUTHALL

REFURBISHED WAREHOUSE UNIT WITH FROZEN AND AMBIENT STORAGE

149, BRENT ROAD, SOUTHALL UB2 5LJ

TO LET

13
DOCK
LOADING
DOORS

4
LEVEL
LOADING
DOORS

9.8M
EAVES
HEIGHT

2
LARGE
YARDS

DESCRIPTION

The property is to be refurbished and comprises a detached, high bay warehouse with ancillary offices, loading yards on two sides and allocated car parking to the front. It is currently fitted out for frozen and ambient storage which will be removed if not required and the unit will then be refurbished.

The warehouse has an eaves height of circa 9.8m and benefits from good internal access via 4 level and 13 dock level loading doors. There are large service yards with ancillary parking area to the south and west of the warehouse, with a maximum yard depth of approximately 60m to the west, and 48m to the south. The main offices are arranged over ground, first and second floors fronting Rubastic Road. There are additional offices at first floor level fronting the yard above the loading doors, which the landlord intends to convert to storage mezzanine.

EPC: D (pre refurbishment)

TERMS: A new FRI lease is available on terms to be agreed

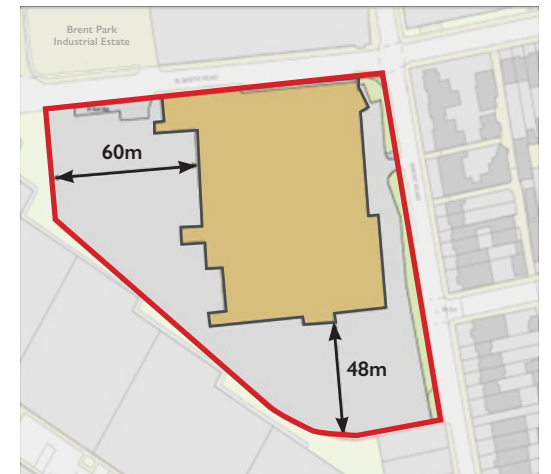


ACCOMMODATION

DEMISE	SQ. FT	SQ. M
Warehouse	58,014	5,389.7
Ground Floor Office	14,233	1,322.3
1st Floor Office	8,123	754.7
2nd Floor Office	7,057	655.6
3rd Floor Plant Room	799	74.2
1st floor Storage Mezzanine	9,136	848.8
TOTAL GIA approx	97,362	9,045.2

POWERPARK SOUTHALL

REFURBISHED WAREHOUSE UNIT WITH FROZEN AND AMBIENT STORAGE
149, BRENT ROAD, SOUTHALL UB2 5LJ
TO LET



POWERPARK SOUTHALL

REFURBISHED WAREHOUSE UNIT WITH FROZEN AND AMBIENT STORAGE
149, BRENT ROAD, SOUTHALL UB2 5LJ
TO LET

LOCATION

The property is located on Brent Road in Southall approximately 1 mile north of the M4 motorway Junction 3 and 5 miles east of the M25 Junction 15.

Southall railway station, Hounslow West underground station (Piccadilly Line) and Hayes & Harlington main line station are all within close proximity and run regular services to and from London Paddington (approximately 18 minutes). Accessed via Hayes Road and Western Road, the property is situated close to the A312 Hayes Bypass which provides swift access between the M4 and the A40 Western Avenue. The A406 (North Circular) is 7 miles to the east and Heathrow Airport is just over 3 miles to the south west.

FURTHER INFORMATION

COGENT
REAL ESTATE

0203 369 4000
COGENTRE.CO.UK

DAVID PECK
Mob: 07976 423 611
Email: dp@cogentre.co.uk

GERRY CONNOLLY
Mob: 07557 114 583
Email: gc@cogentre.co.uk

