

# FREEHOLD WAREHOUSE/INDUSTRIAL/OFFICE

12,400 Sq. FT. (1151.96 Sq. M.) Approx.  
For Sale



- Two Large Cold Rooms
- Food Preparation Area
- Showroom on Ground and Mezzanine Floors
- Air-Conditioned Showroom and Offices
- Fire and Smoke Alarms
- Wood Strip Flooring in Showroom and Offices
- Electric Roller Shutter Loading Door
- 6/9 Forecourt Parking Spaces

Unit 14 Southall Business Park,  
Johnson Street, Southall UB2 5FD

 **DUTCH & DUTCH**  
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW  
t 020 7794 7788 | [www.dutchanddutch.com](http://www.dutchanddutch.com)

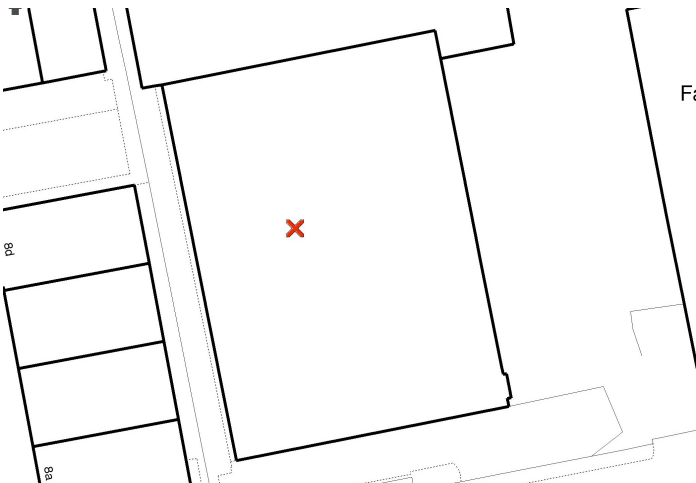


The premises comprises a modern mid-terraced Warehouse/Industrial/Office property on ground and first floors with three mezzanine floors on three levels.

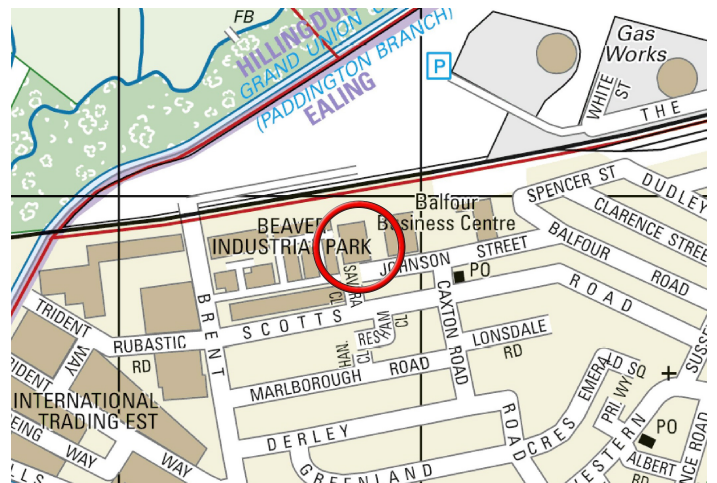
The ground floor warehouse is used for food preparation with a preparation area and two large cold rooms and storage having the benefit of an electric roller shutter loading door (Width = 13' - Height = 15'6").

At the front of the building is a reception area with a WC/Washroom leading onto a showroom on ground and mezzanine floors plus a staircase to two further mezzanine floor areas and first floor offices divided into 4 rooms with a connecting hallway, a modern fitted kitchen and a WC/Washroom with shower. There is an internal Fire Escape staircase to the premises.

The building has the benefit of 6/9 forecourt car/van parking spaces.



F6





## LOCATION

The Southall Business Park is situated at the eastern end of Johnson Street in Southall with the A312 The Parkway with access to Junction 3 of the M4 located to the West and the Southall Shopping Centre and overground train station to the East.

## ACCOMMODATION

The property has the following approximate gross internal areas;

Ground Floor..... = 5,800 Sq. Ft. (538.82 SM)  
Mid-Mezzanine Floor... .. = 1,058 Sq. Ft. ( 98.28 SM)  
Mezzanine Floor..... = 4,054 Sq. Ft.(376.61 SM)  
Upper Mezzanine Floor... = 424 Sq. Ft.( 39.38 SM)  
First Floor Offices..... = 1,064 Sq. Ft. ( 98.84 SM)  
TOTAL AREA. = 12,400 Sq. Ft.(1,151.96 SM)

## PRICE FREEHOLD

Freehold: £1,850,000, subject to contract..  
(£149.19 per sq. Ft. Overall)

We are informed by the Vendors that there is no VAT chargeable on the sale price of the property

## SERVICE CHARGES

We are informed that the current annual estate service charge for the property is £1,260 plus VAT (£1,512 inclusive of VAT).

## BUSINESS RATES

2017 valuation of the rateable value of the accommodation is (£39,500 per annum @ .493p in £. Total Rates Payable = £19,473.50 per annum. (Ealing - April 2017/18).

We would however recommend that interested parties should make their own enquires to the London Borough of Ealing in relation to rates payable at the link below.

<https://www.gov.uk/calculate-your-business-rates>

## LEGAL COSTS

Each side to be responsible for their own legal costs incurred during the transaction.

## EPC

EPC Rating: C (51-75) 73

## POSSESSION

Full vacant possession will be granted immediately upon completion of legal formalities.

## VIEWING

All viewings strictly by appointment with the Landlords Sole Agents;  
Dutch & Dutch (020) 7794 7788.

