

FOR SALE FREEHOLD WORKSHOP/ OFFICE/ YARD

Crove House, 12-14 Aintree Road, Perivale, UB6 7LA



Key Highlights

- Total site area of 0.8 acres (0.32 hectares). Title No.s MX147007, MX240963, NGL487037.
- Great Transport connectivity, with proximity to A40 and A406.
- Perivale Station (Central line) within walking distance.
- Provides established office and workshop with large storage yard.
- Storage yard fenced and secure with an electrically operated gate.
- Central London within 11 miles.

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Location

The subject site is situated on Aintree Road in Perivale, approximately 11 miles (17.7 km) to the west of Central London.

The site is located within the Perivale industrial district, in close proximity to Segro Park Perivale. It benefits from good transport connectivity, with good access to the A40 and the A406, which both feed directly into West London and beyond. The subject is also located in relative proximity to Heathrow, which is c. 9 miles to the west.

The site can also be easily accessed by rail, with Perivale Underground Station located in walking distance from the site, which is serviced by the Central Line.

Travel Distances

LOCATION	MILES
A40 (Western Avenue)	0.4 miles
Perivale Underground Station	0.5 miles
Alperton Underground Station	0.9 miles
South Greenford Station	1.9 miles
Central London	11 miles

Description

The site comprises c.0.8 acres and is broadly square in shape, benefitting from water, waste and gas connections, as well as three-phase power amenities.

The site provides a two-storey office building, fronting Aintree Road and a small, steel truss framed industrial unit:

Rear Workshop (including mezzanine)	4,821 sq ft
Two storey office	4,388 sq ft
Total built floor area (GEA)	9,209 sq ft



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Tenure

The property is available on a freehold basis, subject to contract. Terms and further information are available upon application.

Offers

Unconditional offers for the freehold interest are to be submitted by informal tender by a date to be confirmed.

EPC

Confirmed upon application.

Viewings

Viewings can be arranged via Savills.

Contact

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