

# Warehouse / Industrial Unit

Flexible / Short Term Lease Available

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**TO LET**

**27,126 SQ FT  
(2,520 SQ M)**

Unit 7 Trident Way  
International Trading Estate  
Southall, UB2 5LF

## Key points

- Flexible lease terms available
- Economic rent
- 1 level access loading door
- 5m clear internal height
- Ground and first floor office space
- 16 car parking spaces
- 24/7 access
- 24-hour estate security with gatehouse and CCTV



Rent available upon application.

## Contact Us:

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# Unit 7 Trident Way, ITE, Southall

## Description

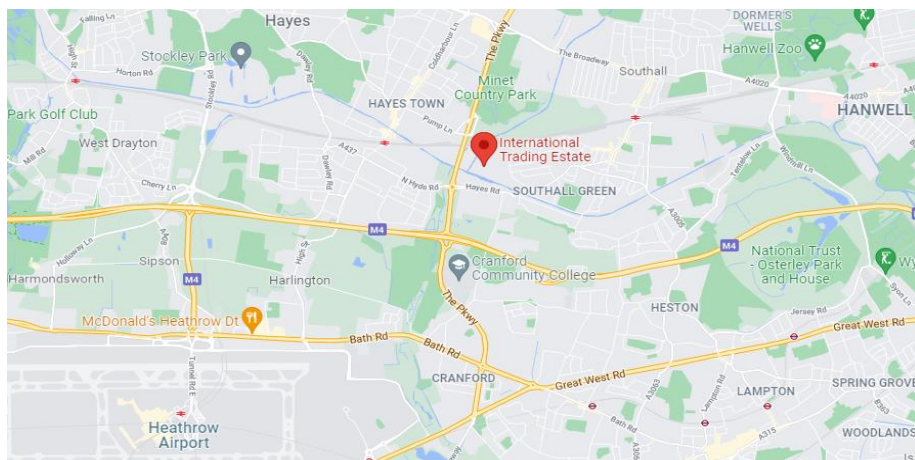
The property comprises a mid-terrace warehouse unit of steel frame construction with brick elevations. The unit benefits from a level access loading doors, 16 parking spaces as well as ground and first floor offices.

## Location

International Trading Estate is situated on the border of Hayes and Southall approximately 1.5 miles northeast of the M4 at J3. The estate is within 1 mile of the A312 (Hayes bypass), which is the main link road between the M4 (Junction 3) and the A40 (M40).

The estate itself is accessed off Brent Road which joins Western Road and Hayes Road providing access to the A312.

Heathrow Airport is in close proximity to the estate, accessed via the A312/A30 or via junction 4 of the M4.



## Energy Performance Rating

TBC

## Business Rates

Interested parties are advised to make their own enquiries with the local council.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Floor Areas

The Property has the following approximate Gross External Floor Areas:

### ACCOMMODATION (GEA)

	SQ FT	SQ M
Warehouse	20,732	1,926
Offices	6,394	594
<b>TOTAL</b>	<b>27,126</b>	<b>2,520</b>



### Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore St, London W1U 1FF. February 2024.

### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.