

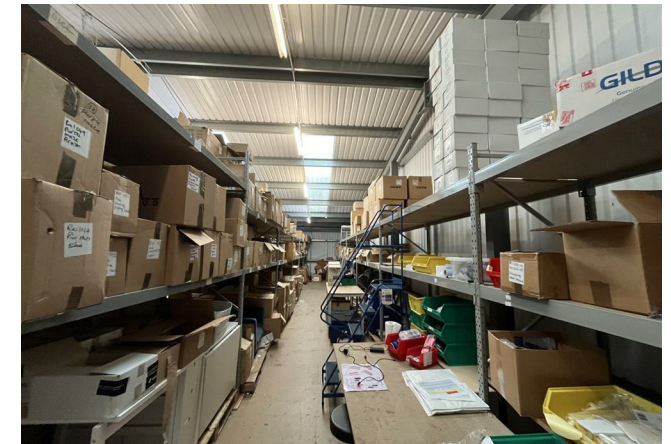


£850,000
Adrienne Avenue
Southall, UB1 2FJ

PROPERTY SUMMARY

Freehold commercial warehouse based over a ground and first floor, with a gross internal area of 2852sqft. The ground floor comprises with shutter entrance for vehicular access, fire escape, W/C and storage. The first floor offers further storage.

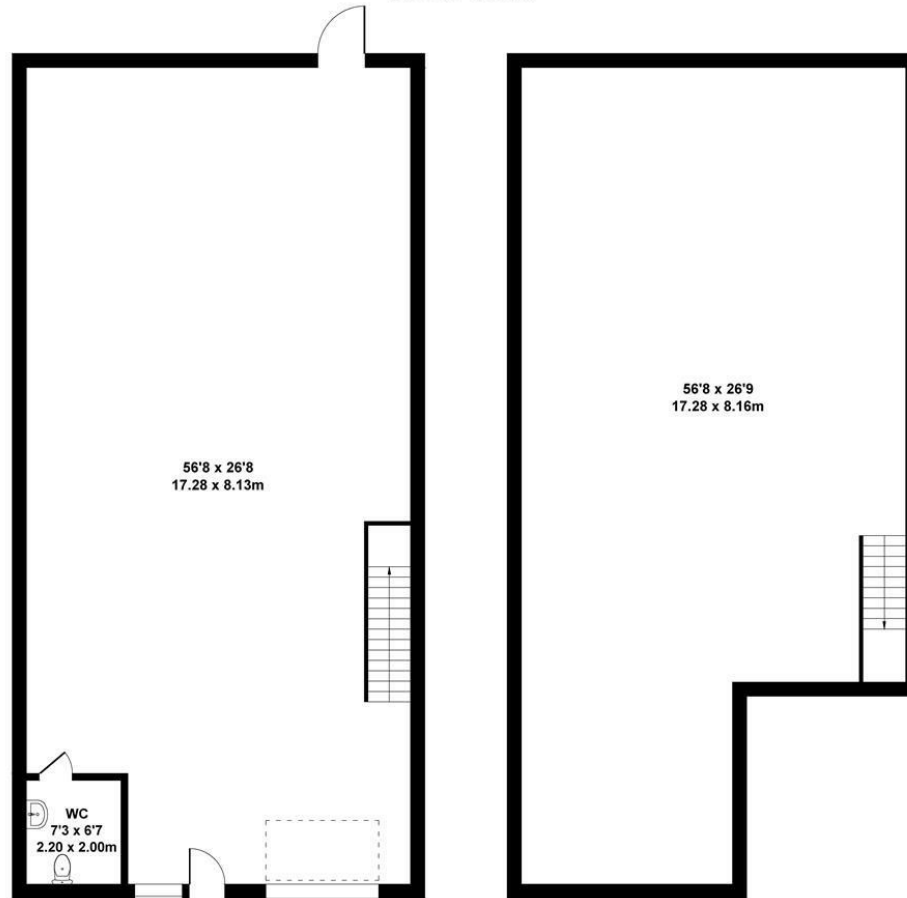
Located in a established commercial location, based of Lady Margaret Road. With great links in and out of London Via A40/M40, Within walking distance to local amenities and close to both Greenford & Southall Broadway. scl-land





Unit 12, Adrienne

Approximate Gross Internal Area
2852 sq ft - 265 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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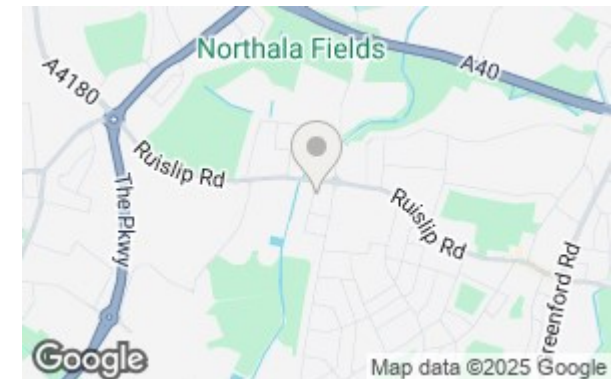
LOCAL AUTHORITY
London Borough of Ealing

TENURE

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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