

Western Road, Southall, UB2 5HN

Price Guide £650,000

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An opportunity to purchase a spacious, self-contained commercial unit on Western Road, Southall. Arranged over two floors and offering approximately 1,200 sq ft, the property provides nine separate rooms, offering flexibility for a range of business requirements, subject to the necessary planning permissions and consents.

The ground floor comprises three generously sized rooms, suitable for reception areas, offices or workspaces, alongside a utility room and WC. Upstairs, six further rooms provide scope for private offices, meeting rooms or consultation spaces. A fitted kitchen and second WC complete the accommodation.

The layout lends itself to businesses requiring several independent workspaces, with potential for office, educational, community or consultation uses, subject to confirmation of the authorised use.

- High-profile Southall location – Prominent unit on bustling Western Road with excellent footfall and visibility.
- Flexible & self-contained – Includes reception areas, private offices, meeting rooms, fitted kitchen, and two WCs.
- Great transport links – Just 15 minutes' walk from Southall Train Station, close to Featherstone High School.
- Spacious 1,200 sq ft – Two floors with nine adaptable rooms, ideal for offices, education, or consultation services.
- Perfect for D1 uses – Suits educational, community, or professional services needing multiple independent workspaces.
- Attractive lease terms – £30,000 per year with negotiable lease length and business rates around £6,000.





