Shaw & Co
ESTATE AGENTS

ASKING PRICE

£899,950

Adrienne Avenue

Southall, UB1 2FJ

PROPERTY SUMMARY

Freehold commercial warehouse extending to approximately 2,939 sq ft, offering a versatile combination of warehouse, storage and office accommodation, together with off-street parking for approximately 4–5 vehicles to the front of the property.

The ground floor provides a substantial open-plan area, ideal for storage, warehousing or a range of commercial uses. The property benefits from a large shuttered vehicle entrance, providing convenient access for loading and unloading. To the rear of the ground floor, there is a separate entrance, leading to additional storage accommodation and further flexibility for the occupier.

The first floor is currently utilised as office accommodation by the vendor, providing dedicated workspace away from the main warehouse area. The first floor also benefits from a shower room and WC, while part of the upper floor is currently used for additional storage.

The property is conveniently positioned with excellent access to the A40, providing easy connectivity to the wider London road network and convenient access both into and out of Central London. The location is particularly well suited to businesses requiring efficient access for deliveries, logistics and day-to-day operations. scl-land

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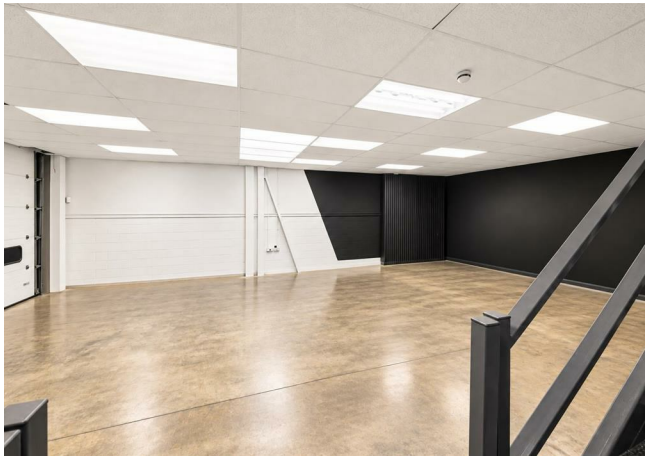
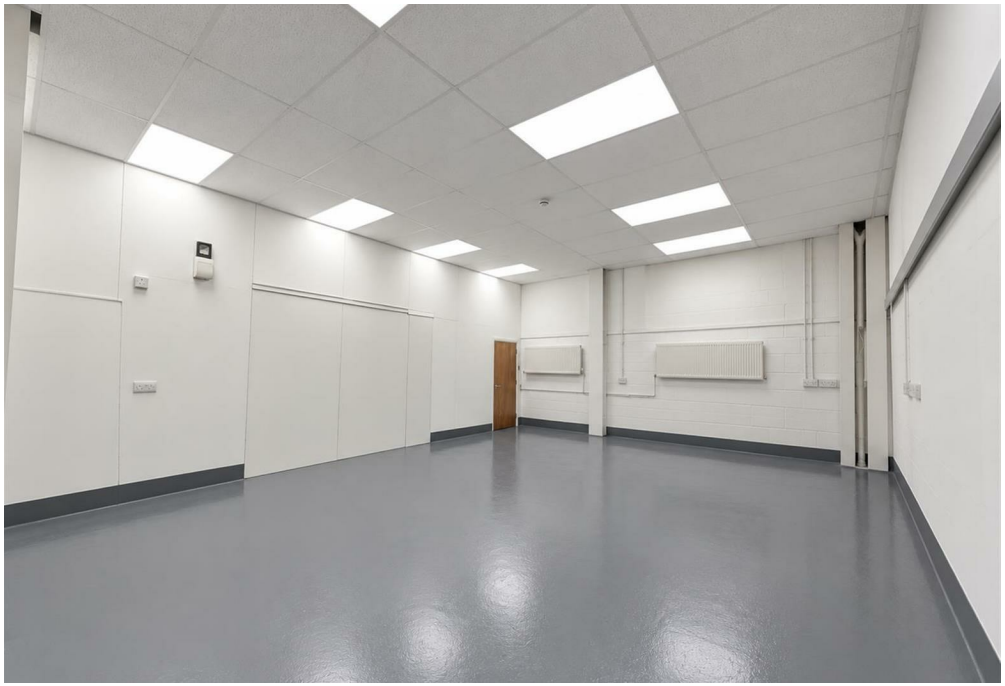
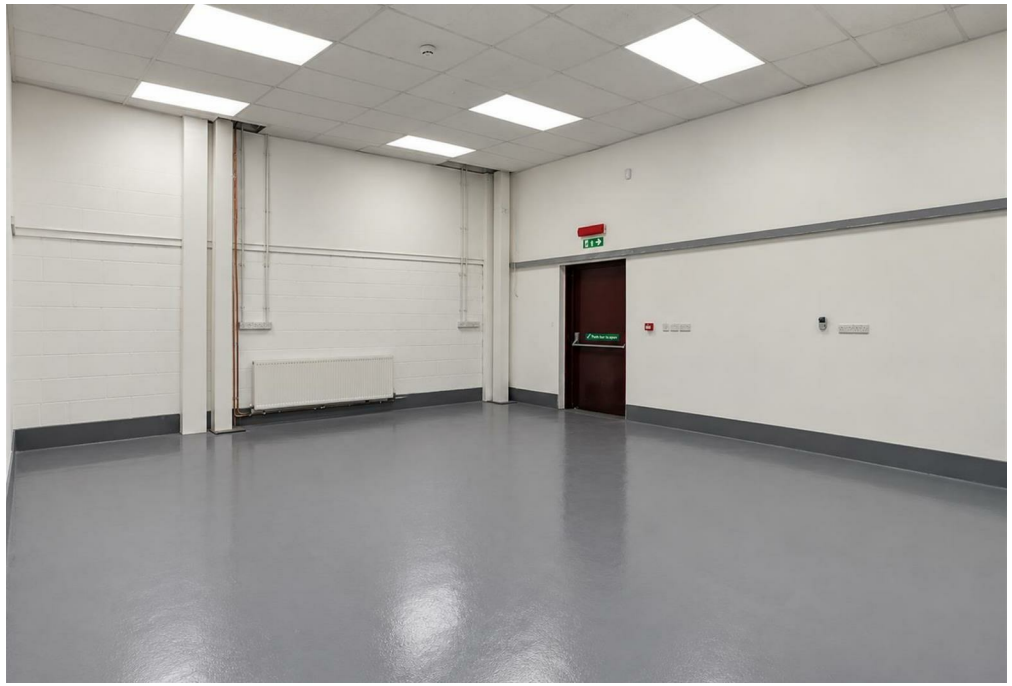
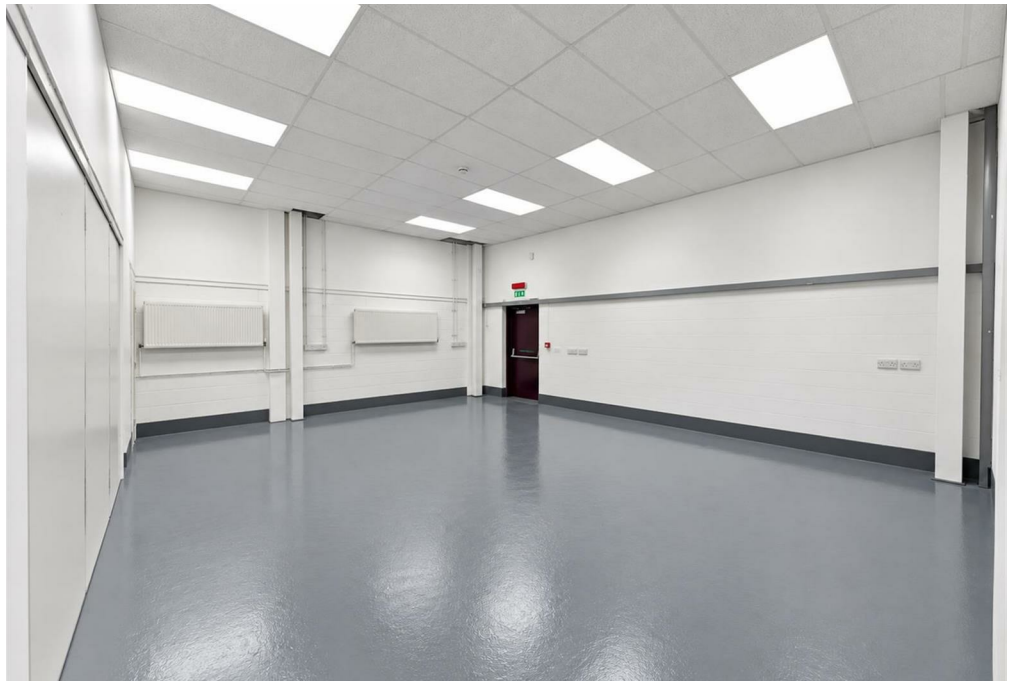


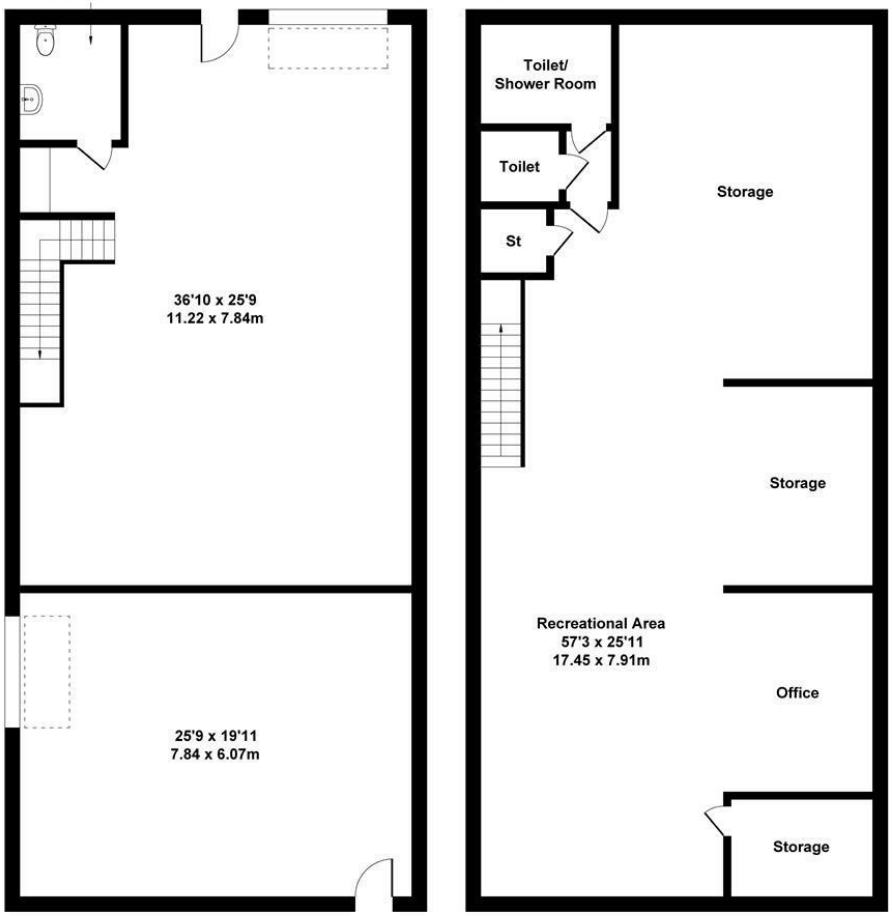






Unit 5, Adrienne Avenue

Approximate Gross Internal Area
2939 sq ft - 273 sq m



GROUND FLOOR

FIRST FLOOR

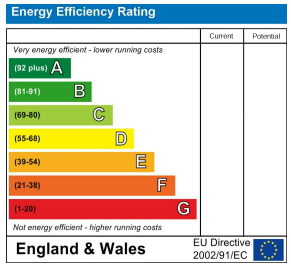
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

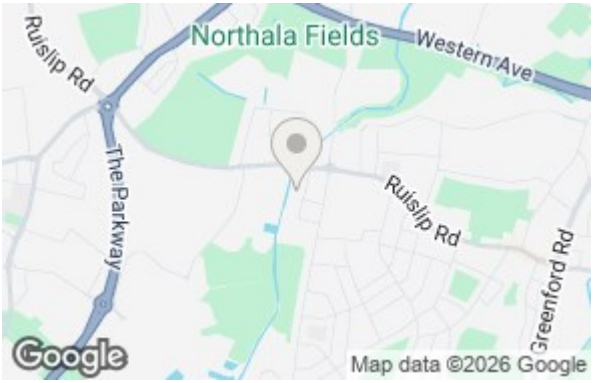
LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
Exempt

VIEWINGS
By prior appointment only





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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