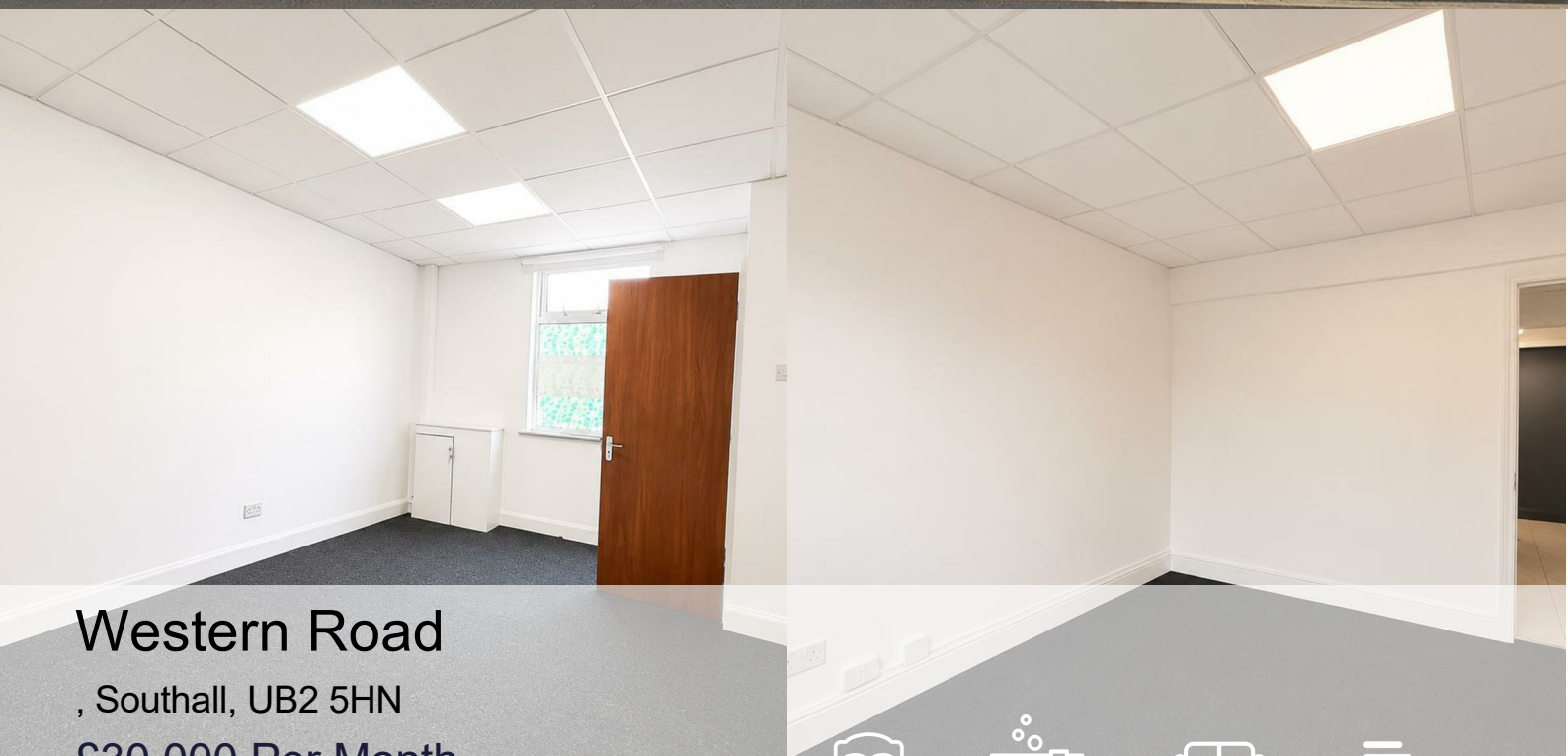
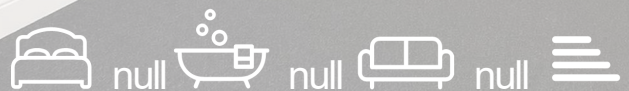




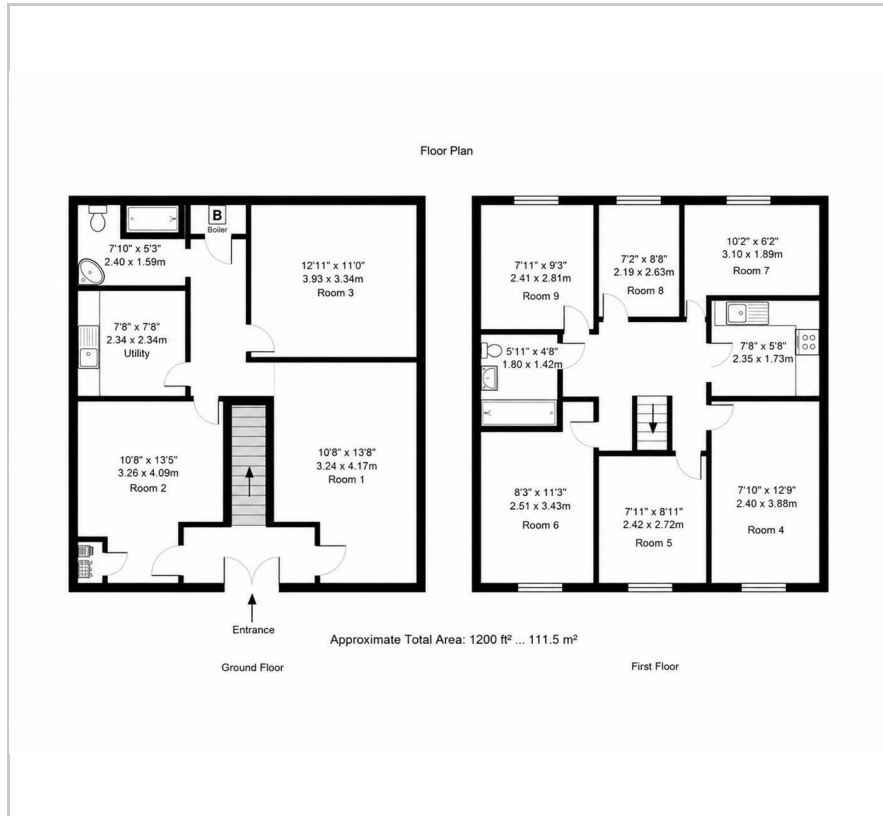
MOVE INN ESTATES
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Western Road
Southall, UB2 5HN
£30,000 Per Month



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- 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.

A fantastic opportunity to lease a spacious and self-contained commercial unit in the heart of Southall's bustling Western Road. Offering approximately 1200 sq ft across two floors, this versatile property is ideal for office use, educational services, community organisations, consultation spaces and other D1-related activities.

The ground floor features three generous rooms suitable for reception areas, offices or workspaces, along with a utility room and WC. The first floor provides six additional rooms that can be used for private offices, meeting rooms or specialist work areas. A fitted kitchen and a second WC complete the layout, making the premises fully self-contained and practical for daily operations.

With a total of nine rooms, the unit offers excellent flexibility for businesses that require multiple independent workspaces or departmental separation. The layout supports a professional and organised environment, suitable for a wide range of commercial uses.

Situated on one of Southall's busiest commercial stretches, the property benefits from high footfall and strong visibility. It is close to Featherstone High School, with Southall Train Station only a 15-minute walk away, providing excellent transport connections for staff and visitors.

The unit is offered at £30,000 per annum, with business rates of approximately £6,000. A new lease is available, with both short-term and long-term options negotiable.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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