

# TO LET

**Bridge Road, Southall, UB2 4AB**  
**£55,000 Per Annum**

**DBK**  
ESTATE AGENTS

- Industrial warehouse/workshop extending to approximately 2,513 sq.ft. (233.4 sq.m.)
- Available for immediate occupation (subject to legal formalities)
- Open-plan warehouse/workshop space with excellent operational flexibility
- Impressive maximum internal ceiling height of approximately 21.9 ft (6.7m)
- Established industrial location within Bridge Road Industrial Estate, Southall
- Flexible lease terms available by negotiation
- Useful mezzanine storage area extending to approximately 528 sq.ft.
- Ancillary office and WC facilities

## THE PROPERTY

INDUSTRIAL / WAREHOUSE UNIT TO LET – 2,513 SQ.FT (233.4 SQ.M)

Set within the established and sought-after Bridge Road Industrial Estate, the premises extends to approximately 2,513 sq.ft (233.4 sq.m) and features versatile industrial accommodation comprising a substantial open-plan warehouse/workshop area, mezzanine storage, office accommodation and WC facilities.

The unit benefits from an impressive maximum internal height of approximately 21.9 ft, providing excellent storage and operational flexibility for a variety of occupiers.

The premises is well-equipped with three-phase electricity, a warm air heating system with ducted distribution, electric roller shutter loading door, CCTV security system and intruder alarm, making it suitable for a wide range of industrial, warehousing, storage, distribution and trade counter uses, subject to the necessary consents.

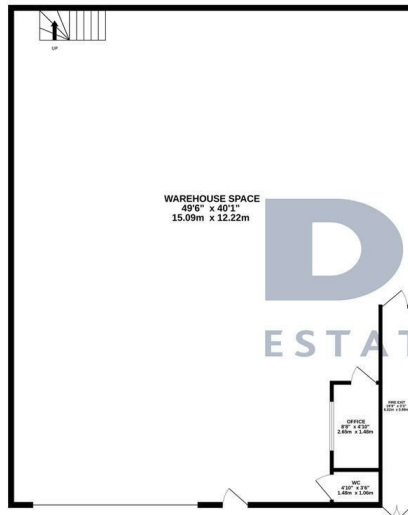
Externally, the property benefits from a generous forecourt area providing ample parking and loading facilities.

A significant feature of the property is the approved planning permission to raise the roof height, offering occupiers future expansion potential and the opportunity to further enhance the unit's storage and operational capacity.

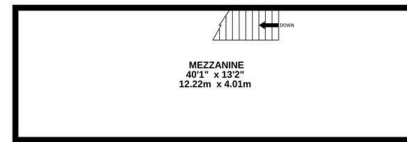
Accommodation

Ground Floor Warehouse: Approx. 1,985 sq.ft

GROUND FLOOR  
1985 sq.ft. (184.4 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 2513 sq.ft. (233.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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