

Lot 5, 6 & 7 Owner reserves the right to offer individually

Units 3 & 4 and Land at Balfour Business Centre, Johnson Street, Southall, Middx UB2 5BD

**GUIDE PRICE: £500,000
(FOR SEPARATE GUIDE PRICES PLEASE REFER TO AUCTIONEER)**



FREEHOLD PAIR OF WAREHOUSE BUILDINGS AND LAND WITH LAPSED PLANNING PERMISSION

This substantial detached warehouse building arranged over ground and first floor levels is currently open plan and will be split by completion if sold individually. The warehouse benefits from two electronic doors providing vehicular access/loading and separate door for foot access to two internal staircases. The units are situated within the Balfour Business Park accessed off the north side of Johnson Street within this mixed industrial and residential area conveniently located with easy vehicular access to The Parkway (A312) which links to both the M4 and A40. Each property is being sold with the benefit of full vacant possession.

To be sold either jointly or separately to the units is an area of land situated close to the

warehouse that had planning permission granted on 27/10/2004 (now lapsed) under Ref P/2004/4870 for redevelopment to provide a double height workshop with ancillary office accommodation. The land is being sold with full vacant possession.

ACCOMMODATION

Units 3 and 4 currently offer open plan accommodation comprising:

FIRST FLOOR

4,000 sq ft (371.6 sq m) approximately including two partitioned offices, kitchen and three WCs.

GROUND FLOOR

4,000 sq ft (371.6 sq m) approximately.

OUTSIDE

Parking area.

TOTAL INTERNAL AREA

8,000 sq ft (743.2 sq m) approximately

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Ealing. Tel: 020 8825 5000

NOTE

If sold individually the units will be split prior to completion

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID