

Speedy

UNIT 7A, ANDOVER BUSINESS CENTRE,
ANDOVER, SP10 3XY

ASKING PRICE

£949,950

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

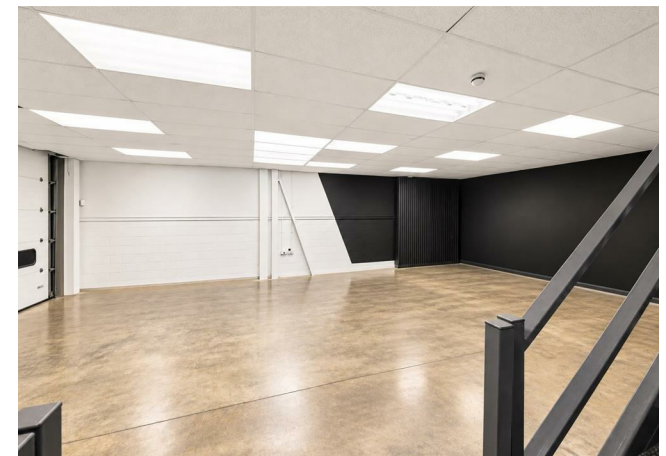
0

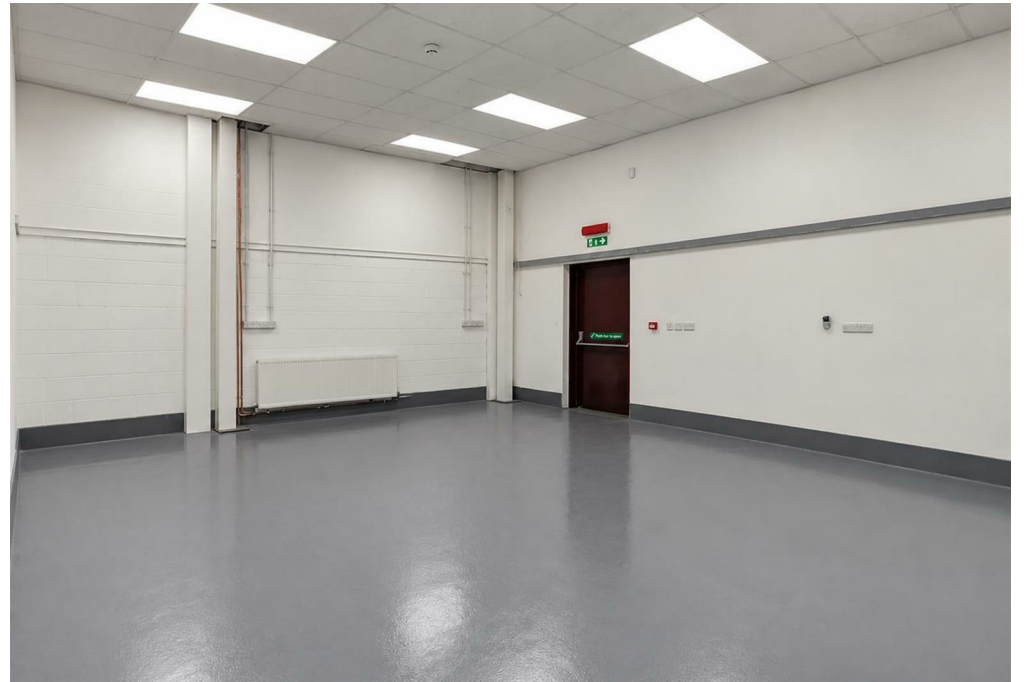


0



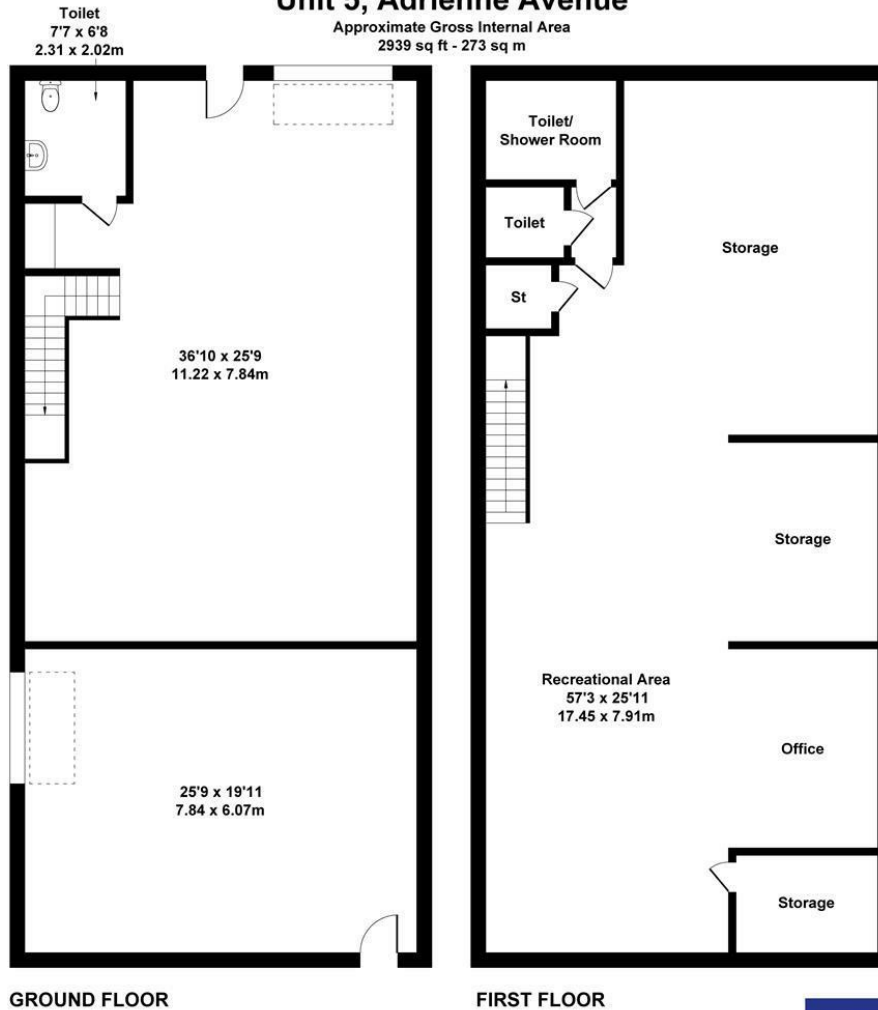
0





Unit 5, Adrienne Avenue

Approximate Gross Internal Area
2939 sq ft - 273 sq m



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

Shaw
& Co

LOCAL AUTHORITY

TENURE

Freehold

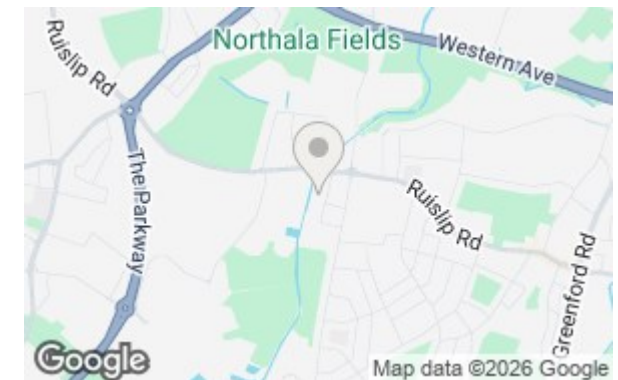
COUNCIL TAX BAND

Exempt

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

**Shaw
& Co**
ESTATE
AGENTS

OFFICE ADDRESS
10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LJ

OFFICE DETAILS
02085707258
land@shawandcoestates.com
<https://www.shawandcoestates.com>