

Lot 12

Sonic House, Singapore Road, EALING,
London W13 0UQ

GUIDE PRICE: £950,000



OUTSTANDING FREEHOLD OFFICE BUILDING WITH FOUR SELF CONTAINED FLOORS

This outstanding contemporary warehouse style office building has been refurbished to a very high standard. The property offers versatile accommodation that can be zoned separately or collectively for security alarm, phone, audio, visual and computer systems. The property is double glazed in Georgian style windows and includes a Daikin air conditioning system and megaflow water system. Each floor has its own shower, toilet and kitchen facilities. The building will be of interest to owner-occupiers in full and part or also to investment purchasers.

LOCATION

Singapore Road is located parallel to the A4020 Uxbridge Road at West Ealing which includes major traders such as Kwik Fit, Nationwide, Halifax and Lloyds TSB. The area is subject to planned vast improvement. Main industries in the borough include distribution, education, health, hotels and catering. Nearby major roads include the M4, A40, M25 and M40, with Heathrow Airport located approximately 8 miles to the south west of the borough. Carlyle Road connects South Ealing Road to the B452 Windmill Road.

ACCOMMODATION

Ground Floor: 76.76 sm (826 sf)
Second Floor: 64.56 sm (695 sf)
Overall: 2990 sf (approx.)

First Floor: 76.64 sm (825 sf)
Third Floor: 59.80 sm (644 sf)

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 579 2424

ADOPTED RATEABLE VALUE

£28,500

POPULATION & EMPLOYMENT

Last recorded figures showed an urban population of 300,948 with a 68% employment rate.

VENDORS SOLICITORS

Mr.D.Simpson
Reading Harris & Yalden
Lantern House,
39/41 High Street, Potters Bar,
Middlesex EN6 5AJ
01707 621108

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■