



**4-6 Wadsworth Road, Perivale, London, UB6 7JJ**  
**SERVICED OFFICE (Private Office Space for 2 to 100 Desks)**



**PRIVATE OFFICE**



**FACILITIES MANAGEMENT**



**FIXED COST**



**FLEXIBLE TERM**



**FAST MOVE IN**



**INTERNET/WIFI**



**MEETING ROOMS**



**24/7 SECURITY**



**24/7 ACCESS**

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**SERVICED OFFICE - ALL INCLUSIVE RENT**

1 Monthly Invoice Inclusive of Rent, Business Rates, Facility Services & Utilities.

All available on Flexible Terms and if required an immediate move in.

### The Building

43 competitively priced units for rent. These consist of offices and light industrial/storage units. The Business centre benefits from a free customer car park, 24-hour access and a friendly on-site team. Boasting a large communal area on the ground floor, where you can take a break and have your lunch or chat to other residents. There is good vehicle access to the site, with two loading bays and a goods lift.

### The Location

This business centre offers easy access to the rest of London and beyond, with excellent transport links. Less than a two-minute drive from the A40 (Western Avenue). Perivale on the central line and Alperton on the Picadilly line are close by.

### Building Highlights

- Large Communal Area
- Car Parking & Major transport links
- 24 Hour Access & CCTV

### The Terms

RENT	per Desk / Month.
TERM LENGTH	6 to 24 Months (Discounts on 12+ Months)
NOTICE PERIOD	3+ Months from Agreed End Date
DEPOSIT	2 Months Rent

### Benefits of Serviced Offices

**PRIVATE OFFICE** - Personal workspace or area that can provide you and your team with the confidentiality you need.

**BUILDING SERVICES** - Services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost.

**CENTRE MANAGEMENT** - Dedicated Onsite Reception support or Centralized Managers looking after your office space.

**FELXIBLE TERM** - Perfect for teams/businesses that do not want to commit to a long-term lease.

**FIXED COSTS** - Simple monthly instalments on your office tenancy with no unexpected or additional costs.

**FAST MOVE IN** - Be in your office, in as little as 2/3 days.

