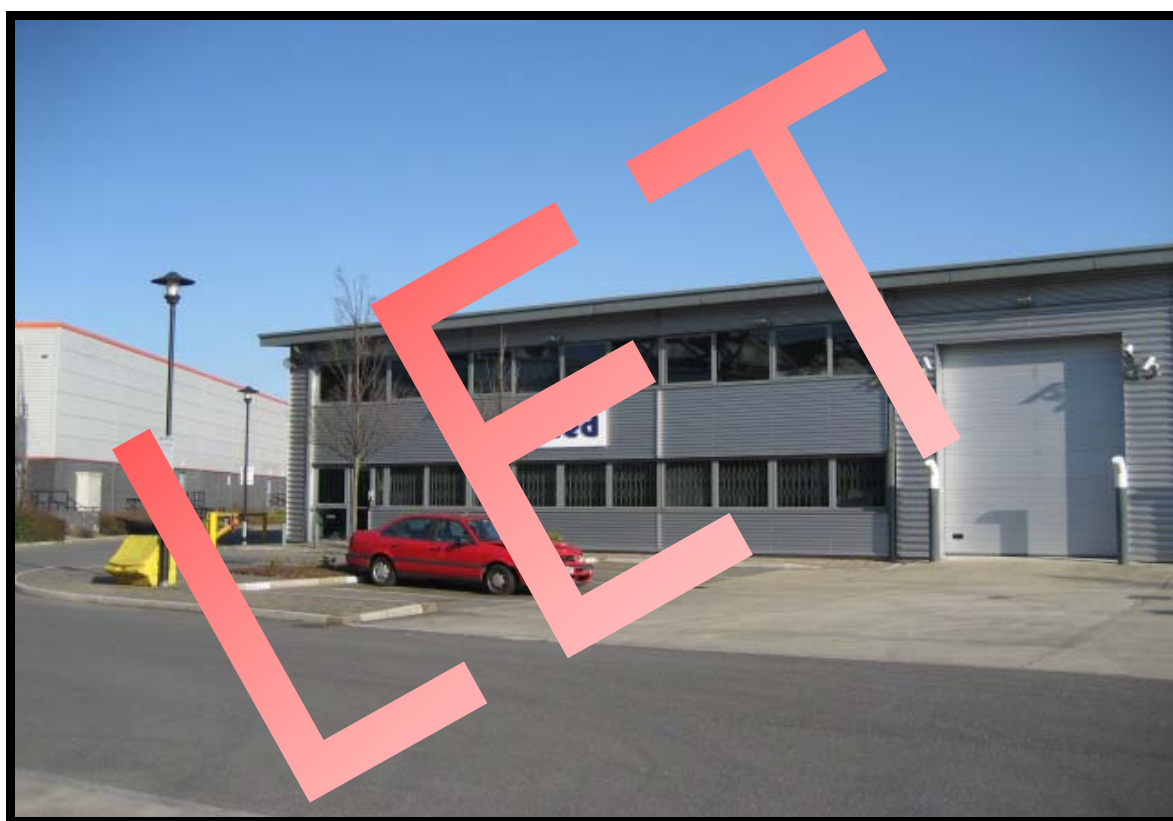


3031/04/10

**Preliminary Particulars
Industrial/Warehouse Unit
Plus Mezzanine**

TO LET

6,398 sq ft (594 m²) gross internal area



**Unit 4, Western Avenue Business
Park,
Mansfield Road,
Acton
W3 0BZ**

LOCATION

The property is located at the end of a terrace within the Western Avenue Business Park. The business park is accessed from Mansfield Road, which leads from the A40 Western Avenue and is a popular industrial location adjacent to a B&Q superstore. Nearby occupiers include John Lewis, Adidas, BBC, Renault and Royal Mail. There is access to the estate from the eastbound carriageway of the Western Avenue via a slip road.

DESCRIPTION

The unit is of steel portal frame construction with profile metal sheet cladding with the benefit of 6.4m eaves height to the underside of the haunch rising to 6.8m. Access is via a pedestrian entrance leading into a reception area. The unit has a single up and over loading door at the front of the unit with a security shutter internally. There is partitioned office accommodation on ground floor at the front of the unit and further office accommodation at first floor level which is currently extended out on to a mezzanine floor. The office accommodation has good quality partitioning with enclosed blinds, carpets throughout, air conditioning and networking points.

FLOOR AREA

	Sq ft	(m ²)
Warehouse	4,951	(460)
First Floor	1,447	(134)
Offices & *Mezzanine		
TOTAL	6,398	(594)

TERMS

A new full repairing and insuring lease is available for a term by agreement. Rent on application. Subject to Contract.

LEGAL COSTS

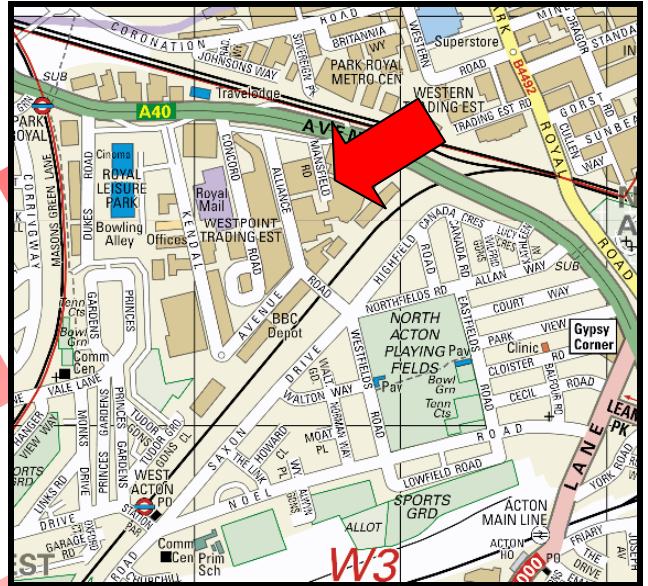
Each party to bear their own legal costs incurred.

RATES

Interested parties should make their own enquiries. London Borough of Ealing (020 8825 7020).

VIEWING

Strictly by appointment through joint sole agents Colliers CRE (01895 457718) and Grant Mills Wood (020 7629 8501).



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RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

Please see <http://www.commercialleasecodeew.co.uk>

None of the systems, equipment or services in the property have not been tested by us to check they are in working order. Interested parties may wish to make their own investigations. Under the Finance Acts 1989 and 1997, VAT may be levied on the letting price. We recommend that the prospective lessee establish the VAT implications before entering into any agreement. All prices and rents exclusive of Stamp Duty Land Tax. Please see <http://hmrc.gov.uk/so/>