

44 Westwood Park

Concord Road

West Acton

London

W3 0TH



INDUSTRIAL / WAREHOUSE UNIT *UNDER REFURBISHMENT*

TO LET

6,800 sq ft (632 m²)



Location

The property is located off Concord Road in the heart of the Park Royal industrial area. The A40 Western Avenue is a short distance from the property and provides access to central London to the east and the M40 and M25 motorways to the west.

West Acton (Central Line) and Park Royal (Piccadilly Line) London Underground Stations are both within walking distance of the premises and provide a regular service to Central London.

Description

The property comprises a single-storey warehouse/industrial unit together with integral office accommodation. The warehouse is of steel portal frame construction with brick and blockwork walls. The unit has the following features:-

- Sliding shutter door.
- Roof lights and strip lighting.
- WC facilities.
- Approximate eaves height of 5.5m to underside of haunch.

Floor Areas (approx)

	Sq ft	(m ²)
Total	6,800	(632)

Terms

A new full repairing and insuring lease for a term of 5 years is available at a rent of **£102,000 per annum (£15 p.s.f)** exclusive, plus VAT. Subject to Contract.

Rates

The subject property is still to be individually accessed by the VOA. Interested parties are advised to make their own enquiries via the London Borough of Ealing.

Legal Costs

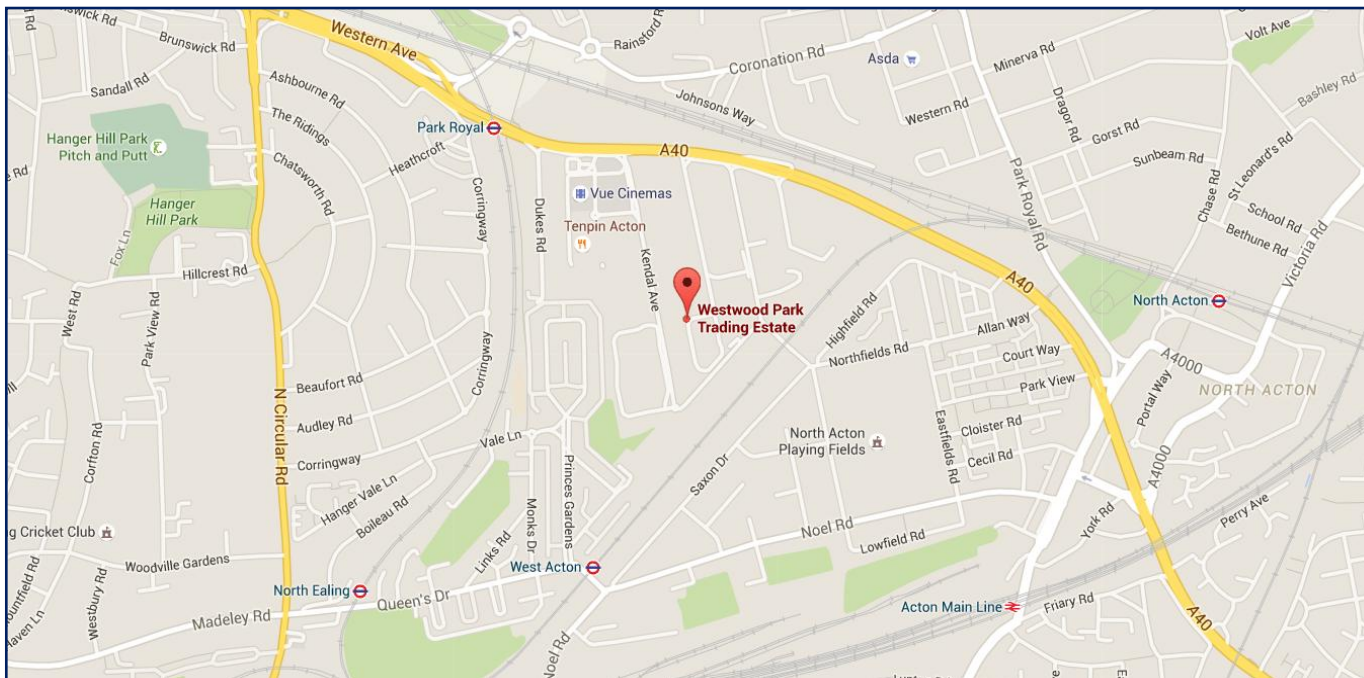
Each party is to bear their own legal costs. Additional fees relating to licence to alter may be charged.

EPC

An EPC has been requested. Please contact the agent for further details



Indicative image of a refurbished unit on the estate.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property November 2017.

Viewing

Viewings are available strictly by appointment through Grant Mills Wood:-

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