

# To Let

## Industrial/Logistics 25,983 sq ft

Unit 333, Western Avenue, Acton, W3 0RS



Flexible Terms

### Summary

- Workshop Premises with a Large Yard
- Property Type: Industrial/Logistics, Industrial/Logistics - Warehouse
- Tenure: To Let
- Size: 25,983 sq ft
- Rent: £190,000 per annum

## Location

The property is located on the south side of the A40 Western Avenue providing a direct link to Central London to the east and the M40/M25 and M1 to the west. The property is within walking distance of Park Royal underground station (Piccadilly Line) and West Acton Underground Station (Central Line). Vehicular access to the property is via the A40 westbound carriageway and Alliance Road.

The accommodation comprises of a brick built industrial/warehouse unit with two loading doors and a large gated/secure yard.

## Other Benefits Include

- Clear height of 3.6m
- Heating and lighting to the warehouse (not tested)
- Offices at the ground floor
- Security grills over the windows
- WC's
- 3 Phase Power

## Area

	SQ M	SQ FT
Office	178.05	1,916
Warehouse	2,236	24,067
<b>TOTAL</b>	<b>2,414</b>	<b>25,983</b>

## Terms

The property is available by the way of a sub-lease expiring December 2028 or for term to be agreed.

## Energy Performance Rating

This property has been graded as D90 (D).

## Rent

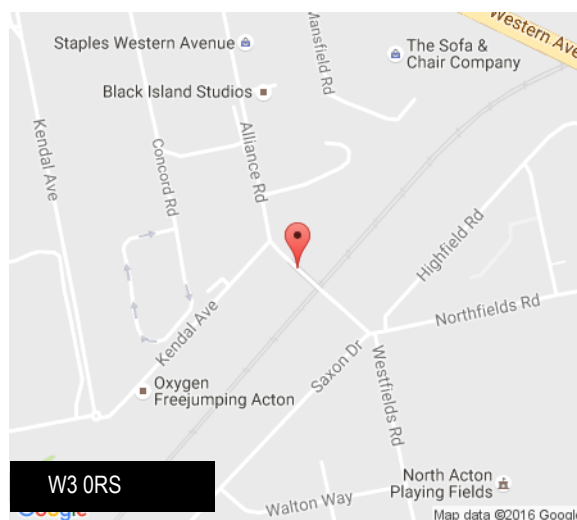
£190,000 per annum

## Business Rates

Available on request.

## Service Charge

Available on request.



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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