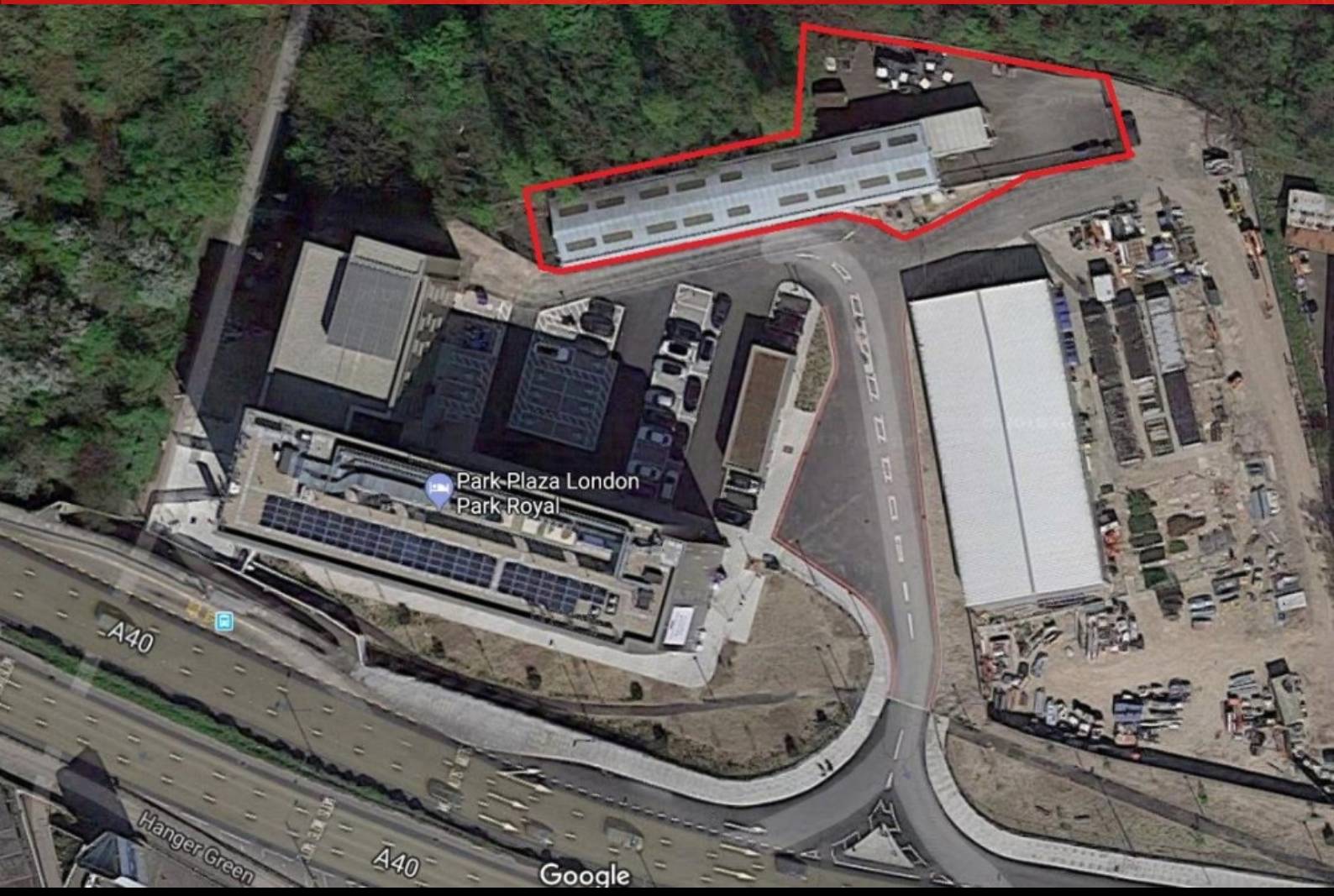


For Sale

628 Western Avenue, West Five Centre, Western Avenue, London, W3 0BS

9,590 sq ft (890.94 sq m) GIA

- Self Contained Unit
- Prominent Location
- RARE FREEHOLD OPPORTUNITY



Location

The property is situated in Park Royal, an established industrial location with excellent access to Central London.

The property is situated on Western Avenue which is on the eastbound carriageway of the A40 and close to Hanger Lane providing excellent links to Central London and the wider motorway network. Park Royal Underground Station (Piccadilly Line) is opposite the site with a direct underpass to the station.

Distances

Central London - 9.1 miles
A40 direct access (east bound)
North Circular - 1.6 miles
Heathrow Airport - 10.7 miles
M25 J15 - 13.4 miles

Description

The property comprises of detached warehouse industrial building of steel portal frame with 2 storey offices of brick and block construction. The building has the benefit of a generous secure yard with a secure gate. The unit has a single loading door and fitted offices at first floor. Currently the unit has a full mezzanine providing secure storage at first floor which could be removed if necessary.

Accommodation

Description	Sq Ft
Ground Floor	4,779
First Floor	4,779
Store	32
Total (GEA)	9,590

Key Features

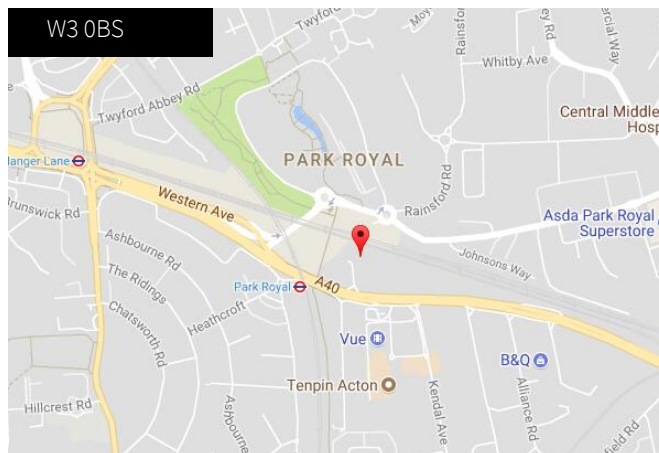
- Secure site
- Secured fenced yard
- 450 Kg per m2 weight limit on mezzanine
- Fully fitted offices to first floor
- 1 electrically operated loading door
- 4m clear height

EPC

Available upon request.

Price

Available on Request



Contacts

Melinda Cross

+44 (0)208 283 2591
Melinda.Cross@eu.jll.com

James Miller

0207 087 5764
James.Miller@eu.jll.com

Joe Jenkins

+44 (0)208 283 2539
Joe.Jenkins@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



