

**Last
Remaining Unit**

ACTON



INDICATIVE PHOTOGRAPHY

INDUSTRIAL / WAREHOUSE UNIT

TO LET

11,565 ft² (1,074 m²)

www.ipif.com/westpoint

IPIF

UNIT 1 WESTPOINT TRADING ESTATE
ALLIANCE ROAD, ACTON, W3 0RA



LOCATION

Located in an established Industrial area on Alliance Road, providing good access to the A40 (Western Avenue), Central London and the national motorway network (M4, M40, M1 and M25). Centrally located in between 3 London Underground stations; Park Royal (Piccadilly Line), North Acton and West Acton (Central Line).

DESCRIPTION

Industrial unit of steel portal frame construction with part brick and part clad elevations.

SPECIFICATION

- Single roller shutter loading doors to the front of the property
- Internal clear height of 5.5m, rising to 6.2m at the apex
- 3 phase electricity
- Allocated parking

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 1	M ²	FT ²	EPC
Warehouse	928	9,994	D-86
Office (1st & 2nd floors)	146	1,571	
Total	1,074	11,565	

RENT

Upon application

LEASE TERMS

The unit is available on new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

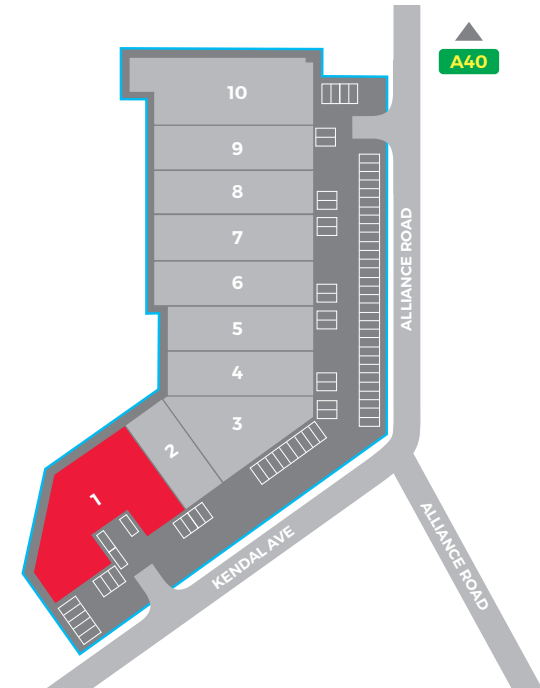
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord



Kily Canterford
kily.canterford@ipif.co.uk



James Miller
james.miller@eu.jll.com



Alex Stothard
astothard@dohertybaines.com