

DB

DohertyBaines

INDUSTRIAL WAREHOUSE

www.dohertybaines.com | 020 7355 3033



Unit 22, Westwood Park Trading Estate, Concord Road, Acton, W3 0TH

TO LET

12,371 SQ FT (1,149.29 SQ M)

David O'Donovan
dodonovan@dohertybaines.com
07775562484

Marco Baio
mbaio@dohertybaines.com
07808640462

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020 7355 3033
dohertybaines.com



LOCATION

The property is accessed directly off the A40 Western Avenue serving Central London to the East and the wider motorway network to the West and also the A406 North Circular and the M1.

Park Royal tube station serviced by the Piccadilly Line is within walking distance of the property and there are various bus links operating within the Park Royal Industrial Estate from nearby tube stations including North Acton and Hanger Lane underground stations serviced by the Central Line and Stonebridge Park station serviced by Bakerloo Line.

DESCRIPTION

- Full height up and over shuttle door
- Dedicated loading bay
- Concrete floor
- Ample car parking spaces
- Three phase power
- Sodium spot lights
- Translucent roof panels
- W/Cs, kitchen and staff room

ACCOMMODATION

Floor Area	sq ft	sq m
Total	12,371	1,149.29

TERMS

A new Full Repairing & Insuring lease for a term to be agreed.

RENT

£13.85 per sq. ft.

SUBJECT TO CONTRACT

SEPTEMBER 2020

DohertyBaines Ltd is a limited company registered in England and Wales with Company No. 8560554.

The Directors of DohertyBaines Ltd are listed for inspection at the registered office: 11 Albemarle Street, London W1S 4HH.

Misrepresentations Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

SERVICE CHARGE

A service charge may be levied for the upkeep of the surrounding estate. Details available upon request.

RATEABLE VALUE

Interested parties should make their own enquiries to the London Borough of Ealing 020 8583 5555.

PLANNING

Interested parties should make their own enquiries to London Borough of Ealing 020 8825 6600.

EPC

An EPC rating is available on request.

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with Anti Money Laundering legislation.

LEGAL COSTS

Each party to bear their own legal costs incurred.

VAT

All pricing subject to VAT.

VIEWING

Strictly by appointment. For further information or to arrange a viewing please contact.



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