



Unit 5C

Heron Trading Estate, London, W3 0RA

**Industrial / warehouse unit
with ancillary office
accommodation available on
the ground and first floor
with parking.**

4,018 sq ft
(373.28 sq m)

- Close proximity to A40/A406
- Roller shutter
- Clear open plan layout
- Rear pedestrian access
- 3 Phase Power
- Parking available

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Summary

Available Size	4,018 sq ft
Rent	£24.50 per sq ft
Rates Payable	£6.87 per annum
Rateable Value	£52,000
Service Charge	TBC
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	B

Description

The property comprises ground floor light industrial / warehouse accommodation with the benefit of a roller shutter, dedicated loading bay, allocated parking, three phase power and high eaves.

Location

The property is located at the southern end of Alliance Road which can be accessed directly off the westbound carriageway of the A40 Western Avenue. Park Royal Station (Piccadilly Line), West Acton (Central Line) and Act on Main Line (Elizabeth Line) are close by providing easy access to central London and the surrounding areas. There are numerous bus routes operating locally.

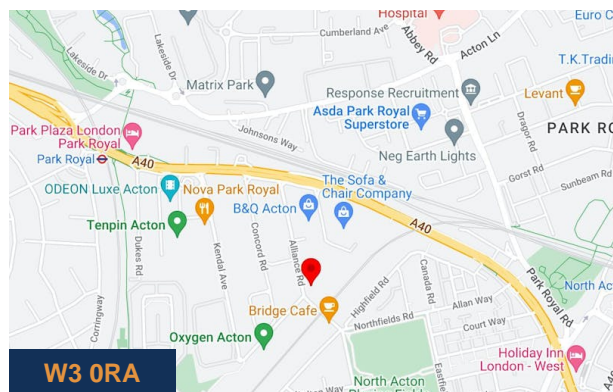
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,018	373.28	Available
Total	4,018	373.28	

Terms

The unit is to be let on a new lease for a term by arrangement.



Viewing & Further Information



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