



## Unit 2, Delphi House

Concord Road, London, London, W3 0SE

**Light Industrial/Office unit  
suitable for a variety of uses.**

**7,565 sq ft**

(702.81 sq m)

- 24-hour access and 24-hour security
- Multiple parking spaces to the front of the unit
- Excellent transport links
- Toilet/shower facilities

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## Summary

Available Size	7,565 sq ft
Rent	£15 per sq ft
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

## Description

The premises comprises of a 7,565 sqft light industrial unit on ground floor level which is ideal for offices, studios, storage, gyms or light warehouses uses. There are also further offices on the 1st and 2nd floor. It is within a secured gated estate with 24-hour access and 24-hour security. The property has the benefit of toilet, shower and kitchen facilities and multiple car parking spaces to the front of the unit.

## Location

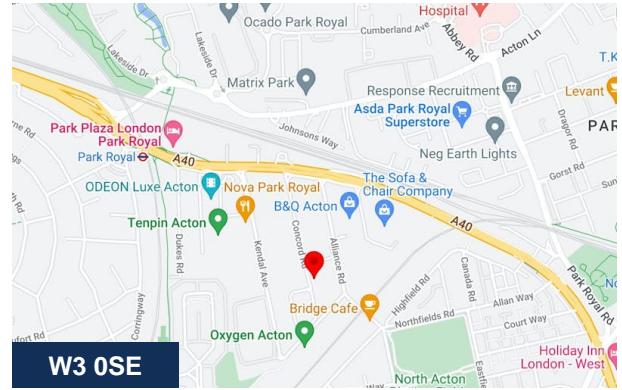
The property is located on Concord Road in a well-known Business Park, which is conveniently located behind the Royale Leisure Park in Acton. The property is accessed directly off the A40 Western Avenue serving Central London to the East and the wider motorway network to the west and also the A406 North Circular and the M1. Park Royal Underground Station is also a short walk away which is served by the Piccadilly Line providing quick access into Central London.

## Accommodation

Name	sq ft	sq m	Availability
Unit	7,565	702.81	Available
<b>Total</b>	<b>7,565</b>	<b>702.81</b>	

## Terms

The premises is available by way of a new lease for a term by arrangement.



## Viewing & Further Information



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