



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

Unit 5C, Heron Trading Estate, London, W3 0RA

Summary

| | |
|----------------|------------------------------------|
| Available Size | 4,018 sq ft |
| Rent | £20 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.

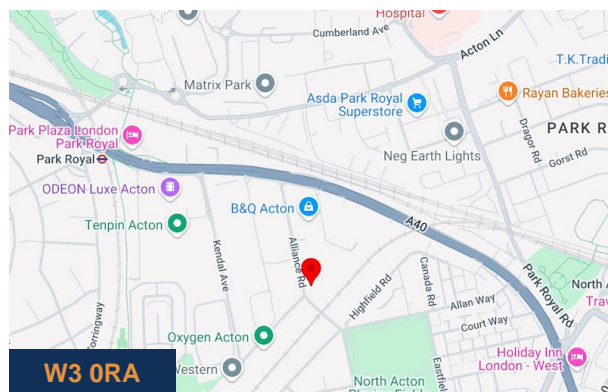
Accommodation

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



Lily O'Donnell

020 8429 9009 | 07522 700508

lily@davidcharles.co.uk



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/10/2024