



Unit 30, Westwood Park Trading Estate

London, W3 0TH

Industrial / Warehouse Unit To Let With Secure Yard

14,262 sq ft

(1,324.98 sq m)

- Secure Yard
- 5.5m eaves rising to 6.79 m
- Concertina loading door
- Offices
- Adjoining units available up to 26,000 ft²
- 3 Phase power & gas

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Summary

Available Size	14,262 sq ft
Rent	£25.85 per sq ft
Business Rates	TBC
Service Charge	£5,293.12 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£6,089.62 per annum
EPC Rating	D

Description

The property comprises ground floor light industrial / warehouse accommodation with ground and first floor ancillary office space. To the front of the unit there is allocated parking and loading areas which are securely fenced, a full height roller shutter. The unit also has the benefit of fitted W/C's and 3 phase power.

Location

The property is located at the southern end of Concord 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.

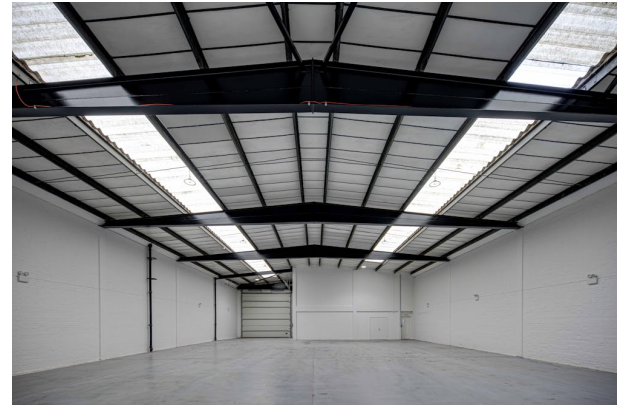
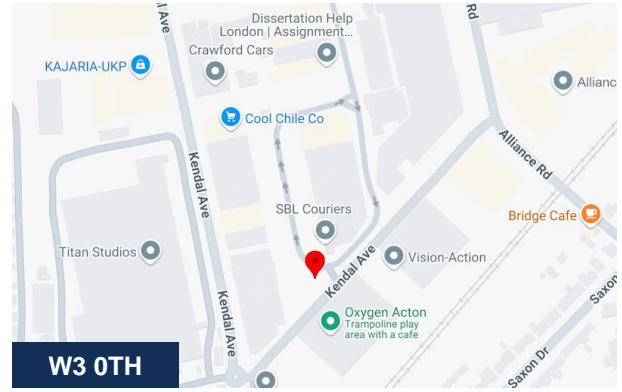
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	14,262	1,324.98	Available
Total	14,262	1,324.98	

Terms

The building is available by way of a new lease for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.



Viewing & Further Information



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