



Unit 1, Westpoint Trading Estate

London, W3 0RA

**Light industrial / warehouse
building of steel frame
construction with office
accommodation on the first
& second floors.**

11,565 sq ft

(1,074.42 sq m)

- 5.5m eaves height
- Three phase power
- Allocated parking
- Dedicated loading bay
- Park Royal Underground Station (0.6 miles)
- North Action Underground Station (1.1 miles)
- West Acton Underground Station (0.6 miles)

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 11,565 sq ft |
| Rent | £21.62 per sq ft |
| Rates Payable | £55,888 per annum |
| Rateable Value | £112,000 |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| Ground | 9,994 | 928.47 | Available |
| 1st & 2nd | 1,571 | 145.95 | Available |
| Total | 11,565 | 1,074.42 | |

Description

The property comprises a light industrial/warehouse unit on ground floor with a floor to ceiling height of 5.5m and offices on the 1st and 2nd floors. Externally, there is a loading area and allocated parking.

Location

The property is located at on 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.

Terms

The unit is available by way of a leasehold assignment / sub-let of the existing lease expiring 29/07/2028.

Viewings

By way of joint agents:

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Video

- Video - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/9a603103-1925-4c12-bdc3-0f30e62d80ec.mp4>



Viewing & Further Information



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