

Open Storage Sites

4,000 – 132,500 SQ FT
(371.6 – 12,309.6 SQ M)

Colliers

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TO LET

Canal Way, Ladbroke Grove

London W10 5AZ

- Flexible lease areas and terms
- Variable sizes up to 3 acres
- Self contained, secure site
- Water and electricity supply
- Mostly laid to hardstanding ground
- On-site security
- 24/7 access
- Central location with access to major motorway networks
- Located 0.8 miles from the A40 and 2.5 miles from Paddington

Rent available upon application.



Contact Us

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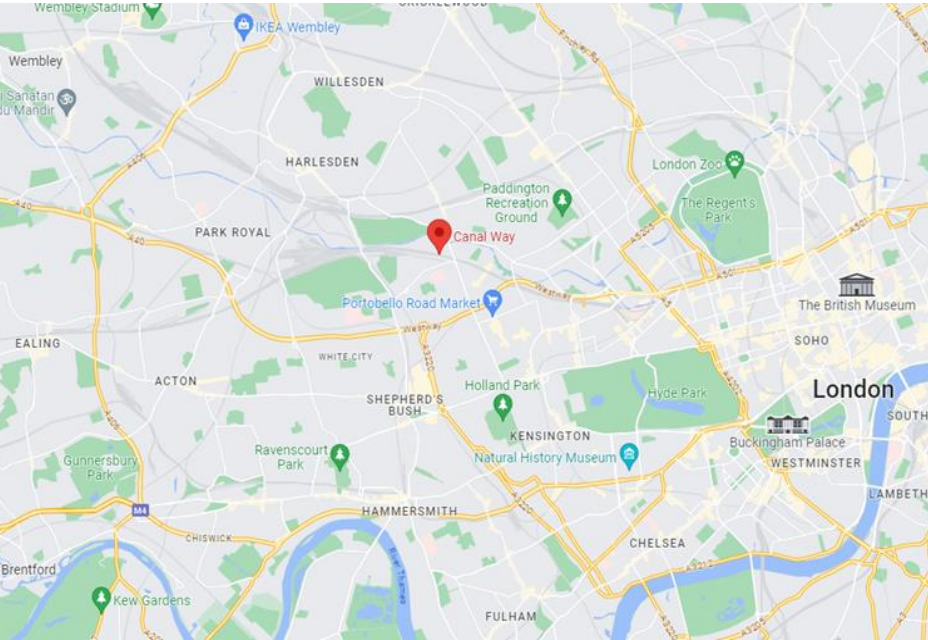
Canal Way, Ladbroke Grove

Description

Open storage sites with water and electrical facilities across various plots and ranging sizes, available individually or combined. The plots are fenced to the perimeter and gated with water and electricity supplies available.

Location

The sites are located on Canal Way, situated to behind Sainsbury’s supermarket to the North of Ladbroke Grove. Easily accessed by road, the A40 is located within a mile of the sites (0.8 miles) as well as other major road networks nearby including the M40, M25 and M4. The sites are also in a prime location for access to Central London and 2.5 miles from Paddington Station, a major London train station.



VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GEA) – Site 1			ACCOMMODATION (GEA) – Sites 3/4		
Plot	SQ FT	SQ M	Plot	SQ FT	ACRES
1	4,000	371.61	3	39,190	0.9
2	5,000	464.52	4	64,300	1.48
3	8,200	761.80	TOTAL	103,490	2.38
4	9,200	854.71			
5	8,600	798.97			
6	54,000	5,016.76			
7	43,500	4,041.28			
TOTAL	132,500	12,309.65			

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Disclaimer
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Open Storage Site Canal Way, Ladbroke Grove

