

TO LET

3,038 sq. ft.
(282.3 sq. m.)

Unit 3,
Acton Vale Industrial Park
10 Cowley Road, Acton,
London, W3 7XA

RARE INDUSTRIAL WAREHOUSE
AVAILABLE IN PRIME URBAN ACTON LOCATION



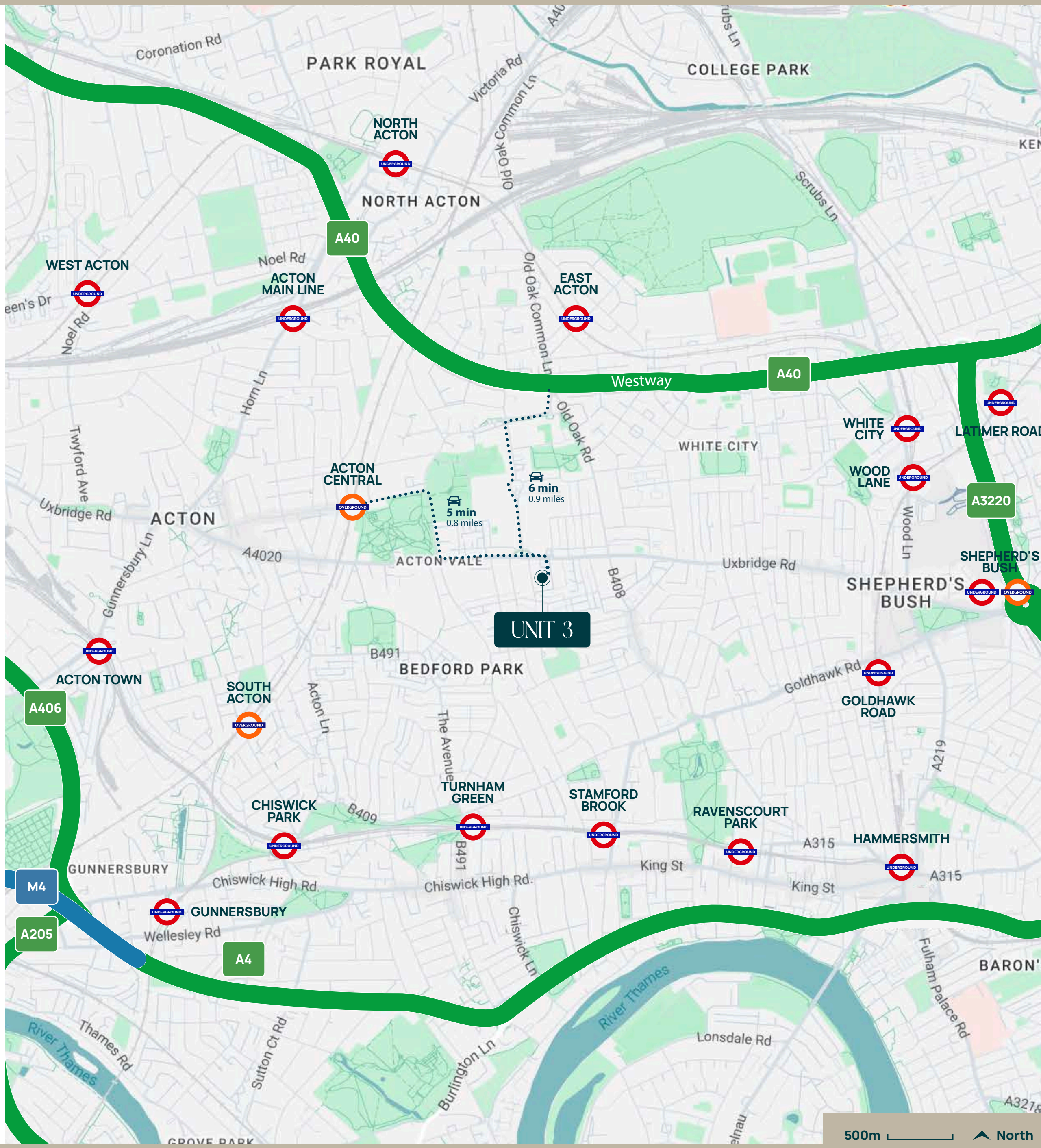
LOCATION

Acton Vale is located on Cowley Road which in turn is accessed from The Vale (A4020) in Acton. Acton Central mainline station is nearby and the nearest underground stations are Stamford Brook (District Line) and Turnham Green (District & Piccadilly Lines).

The property is well situated for the A40 Western Avenue and also in an ideal location to service affluent areas such as Notting Hill and Holland Park.



 BY CAR	 TRAIN STATIONS
0.8 miles A40 Western Avenue	0.7miles Acton Central (Overground)
1.1 miles Shepherd's Bush	0.8 miles Turnham Green (District and Piccadilly Lines)
2.6 miles Chiswick	0.8 miles Stamford Brook (District Line)
2.8 miles Notting Hill	1.2 miles South Acton (Overground)
6.3 miles West End	1.4 miles Shepherd's Bush (Overground, Central, Circle and Hammersmith & City Lines)

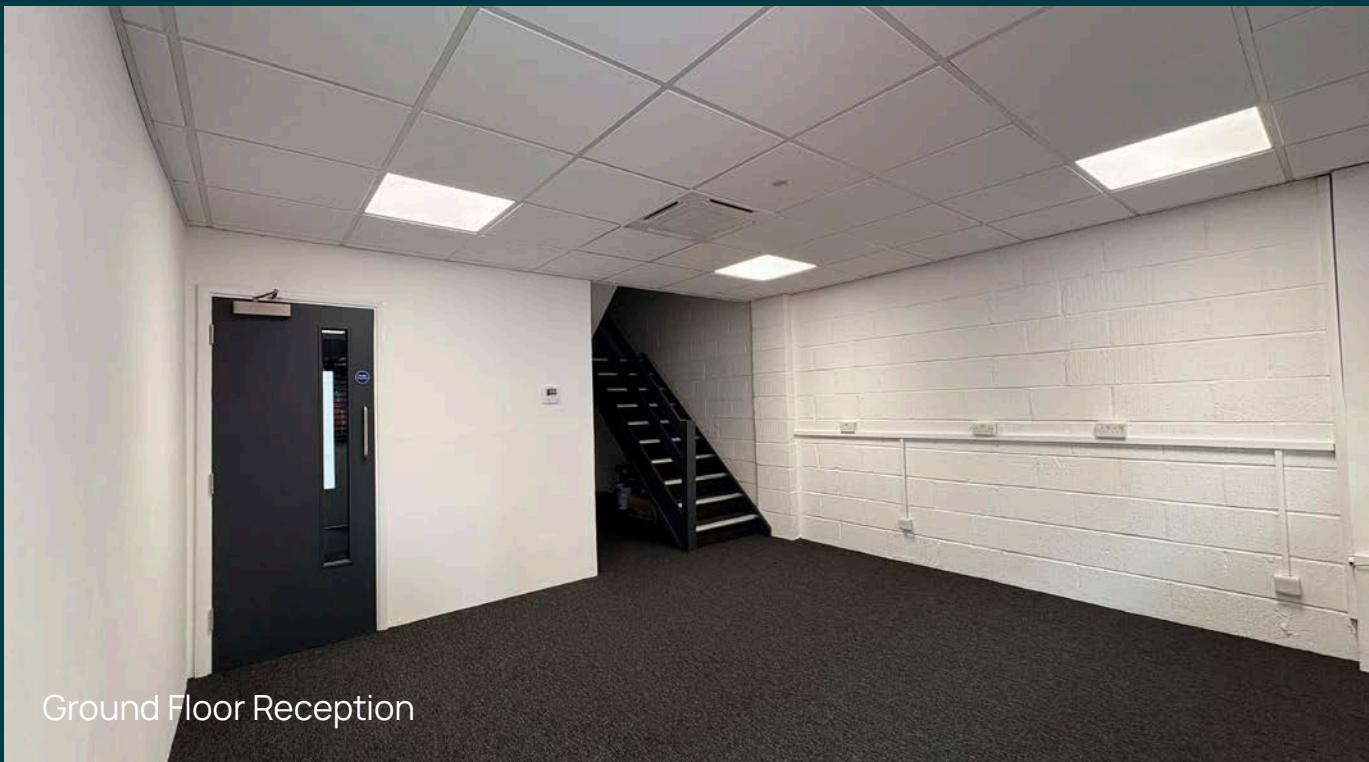


THE PROPERTY

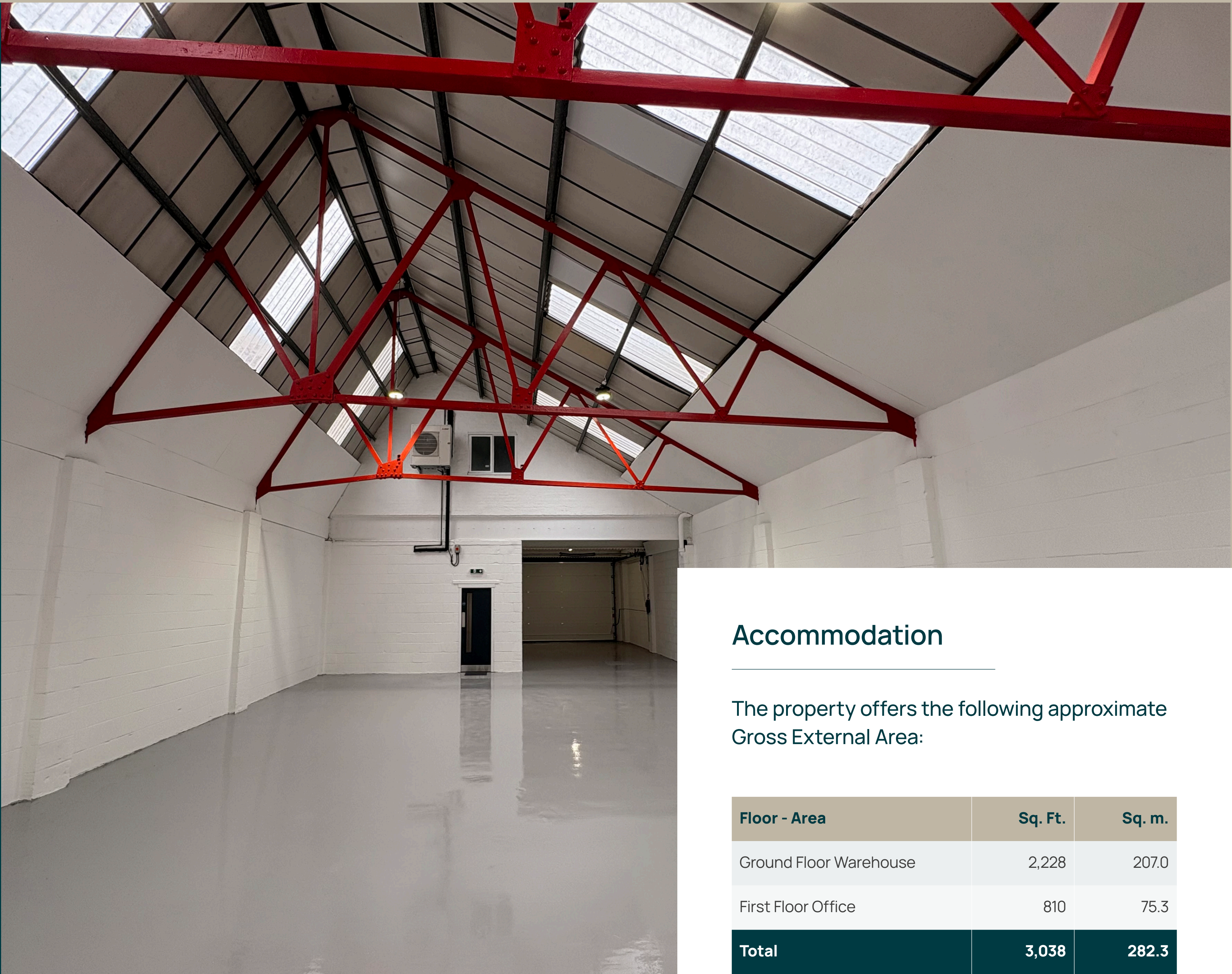
Unit 3 comprises a secure mid-terraced light industrial / warehouse property with a large single loading door fronting the unit with a separate pedestrian access.



First Floor Office



Ground Floor Reception



Ground Floor Warehouse

Accommodation

The property offers the following approximate Gross External Area:

Floor - Area	Sq. Ft.	Sq. m.
Ground Floor Warehouse	2,228	207.0
First Floor Office	810	75.3
Total	3,038	282.3

AMENITIES

The property benefits from the following amenities:

- Electric up and over loading door (W: 3.97m, H: 2.98m)
- Strip lighting and sky lights
- Electric panel heating
- Ground floor Kitchen
- Three phase power
- Minimum eaves height of 3.7m rising to 7.4m in the apex
- 6 car parking spaces
- 2 WCs
- Security shutters
- First floor office
- Gas mains (No meter)
- Air-conditioning



Leasehold

A new FRI lease is available for a term to be agreed.

Rent upon application.

Outgoings

The rental is exclusive of business rates, building insurance, service charge, utilities, telecoms and all other outgoing.

Business Rates

All applicants are advised to make their own enquiries with the London Borough of Ealing billing authority.

VAT

Further details available from the agents.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: B (39)

Viewing

Viewings strictly by prior arrangement with the joint agents.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Kimmre

Jody Smith
jody.smith@kimmre.com
0797 158 8334

Charlie Nelmes
charlie.nelmes@kimmre.com
0791 997 0336



Nick Train
n.train@vokins.co.uk
0208 400 8889

Jonty Torr
j.torr@vokins.co.uk
0208 400 8898