david charles
property consultants

TO LET



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

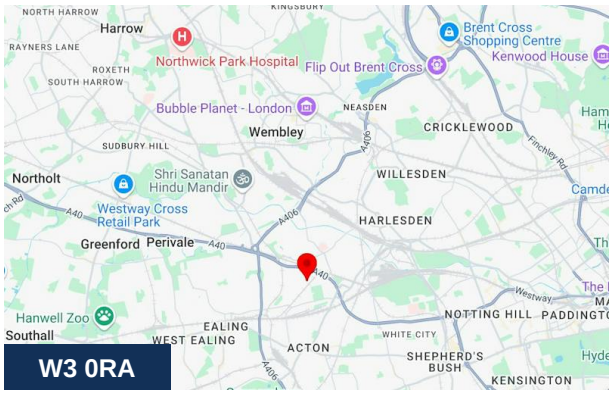
(1,074.42 sq m)

- 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)

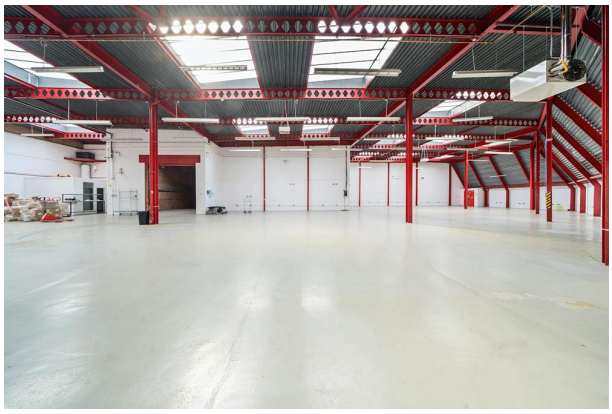
Unit 1, Westpoint Trading Estate, London, W3 0RA

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 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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