

WAREHOUSE TO LET | 4,231 SQ FT

UNIT 7, CONCORD BUSINESS CENTRE, LONDON, W3 0TJ

STRATEGICALLY LOCATED WAREHOUSE / INDUSTRIAL BUILDING IN THE HEART OF PARK ROYAL

- 4x allocated parking spaces
- 3 phase power and gas
- Fitted offices with central heating and air-conditioning (not tested)
- Excellent strategic location just off the A40 and close to Hanger lane
- Great staff amenities and local eateries with Nandos, Gokyuzu, Burger King, Tim Hortons and Five Guys
- Electric roller shutter and security shutter
- Short walk to Park Royal and West Acton Underground Stations
- WCs and kitchen
- Good ceiling height of 3.1m - 5.9m



DESCRIPTION

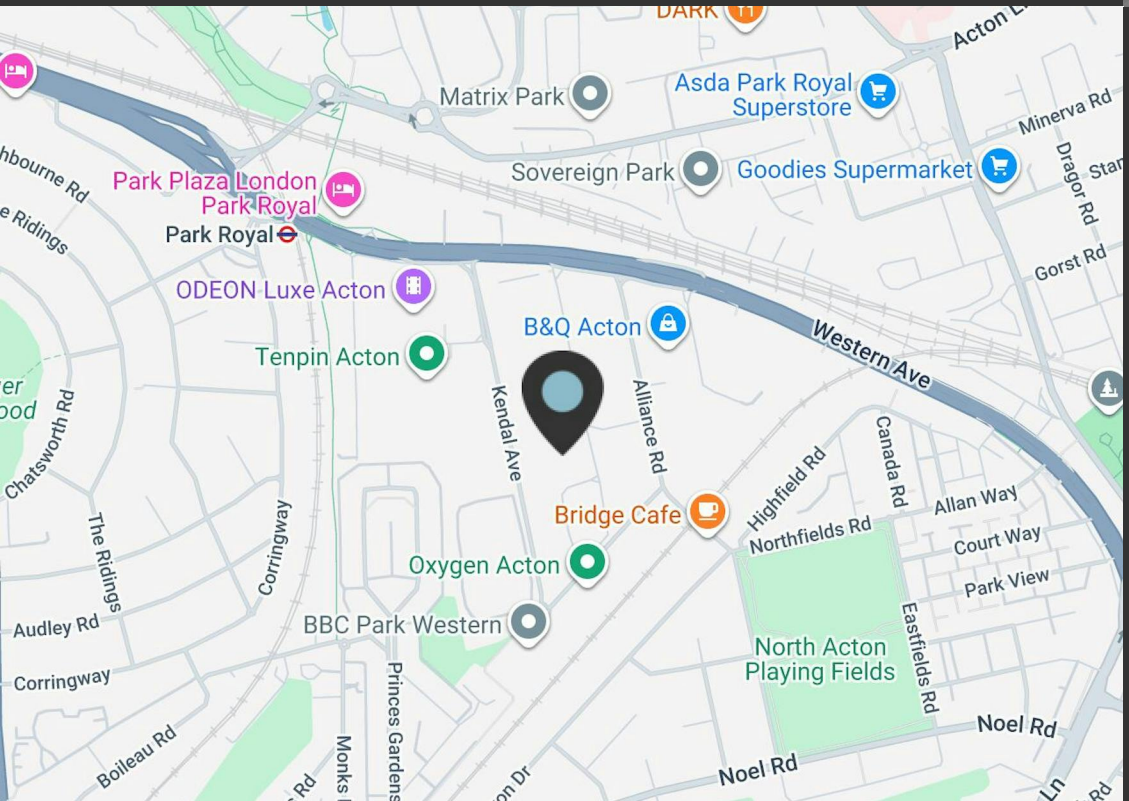
The unit comprises a mid-terrace industrial warehouse constructed around a steel truss frame with brick and blockwork elevations beneath a pitched roof. Internally, the property offers predominantly open-plan warehouse and storage accommodation at ground floor level, together with fitted office space across both the ground and first floors.

Loading access is available via an electric roller shutter door leading directly to a dedicated loading bay. The property also benefits from 4 allocated car parking spaces located within marked bays at the front of the estate.

Suitable for a wide range of businesses and available immediately.

All costs are Plus VAT.





LOCATION

Concord Business Centre is prominently located on Concord Road within the well-established Park Royal industrial area, one of London's premier commercial and distribution locations. The estate benefits from excellent road communications, with convenient access to the A40 Western Avenue, North Circular Road (A406), M40 and M25 motorway network, providing efficient links into Central London, Heathrow Airport and the wider national motorway system. Public transport connections are also excellent, with Park Royal (Piccadilly Line) and West Acton (Central Line) Underground stations both within easy reach.









AVAILABILITY

Name	sq ft	sq m	Availability
Ground	3,993	370.96	Available
Mezzanine	238	22.11	Available

RENT

£70,000 per annum

RATES & CHARGES

Rates payable: £18,785 per annum Tenants are advised to rely on their own enquiries with the London Borough of Ealing.

TERMS

Either a Freehold sale or Available by way of a new full repairing and insuring lease for the term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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