

TO LET  
TRADE COUNTER | WAREHOUSE UNITS  
UNIT 2 6,900 SQ FT (641 SQ M)  
NEWLY REFURBISHED - AVAILABLE NOW

**WAVE** | **TRADE  
PARK**  
CONCORD ROAD | ACTON | W3 0TE



UNIT 2  
LAST UNIT AVAILABLE NOW



## ACCOMMODATION

AREA SCHEDULE | GEA

		sq m	sq ft
Unit 1	LET	969.6	10,437

### Unit 2 AVAILABLE

Ground Floor

Warehouse & Ancillary	585.1	6,298
First Floor Offices	55.9	602
<b>Total</b>	<b>641.0</b>	<b>6,900</b>

Unit 3	LET	554.4	5,967
--------	-----	-------	-------

Unit 4	LET	446.5	4,806
--------	-----	-------	-------

Unit 5	LET	460.0	4,952
--------	-----	-------	-------

<b>OVERALL TOTAL</b>	<b>3,071.5</b>	<b>33,062</b>
----------------------	----------------	---------------

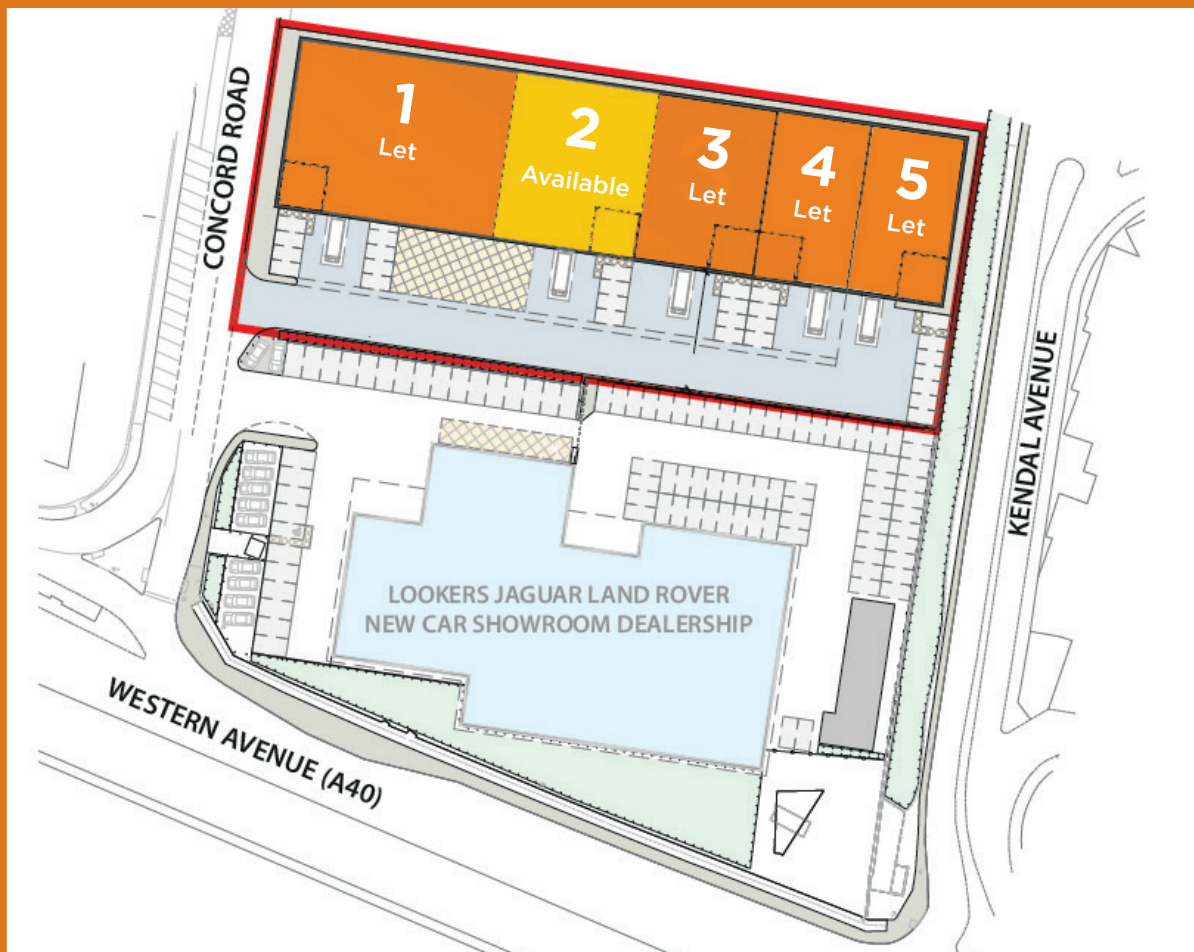


## SPECIFICATION - UNIT 2

The unit benefits from the following key features:

- Original specification developed to BREEAM Very Good
- EPC Rating of A
- Fitted out office accommodation at first floor
- Electric roller shutter door
- 7.5m eaves height
- 37.5 kN per sq m floor loading
- Dedicated car parking spaces to the front of unit
- Photovoltaics to roof

WAVE TRADE PARK  
CONCORD ROAD | ACTON | W3 9TE





# WAVE | TRADE PARK

CONCORD ROAD | ACTON | W3 0TE

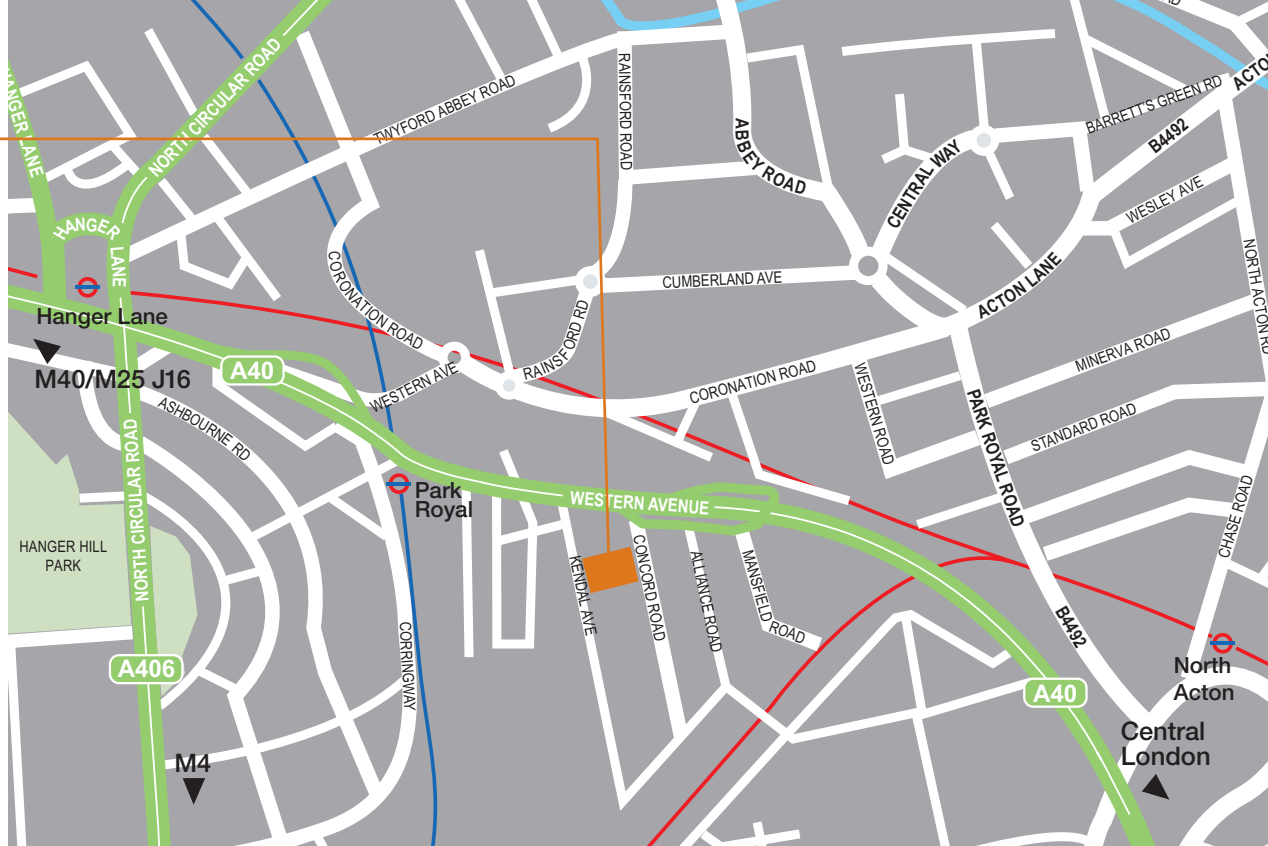




## LOCATION

WAVE Trade Park is located in an established commercial location on Concord Road, just off the A40 Western Avenue in Acton. The A40 provides direct access eastbound into Central London or westbound to the A406 North Circular Road at Hanger Lane.

The scheme is well served by public transport with both Park Royal (Piccadilly Line) and West Acton (Central Line) underground stations within half a mile.



## FURTHER INFORMATION

For further information about the scheme, or to discuss a potential requirement, please contact the joint agents.

33 Margaret Street  
London  
W1G 0JD  
**savills.co.uk** **savills**  
**020 7499 8644**

**NICK STEENS**  
nick.steens@savills.com  
07816 184 193

**DOMINIC WHITFIELD**  
dwhitfield@savills.com  
07870 555 936

**CUSHMAN & WAKEFIELD**  
**020 3296 3000**  
cushmanwakefield.co.uk

**TOM ERXLEBEN**  
tom.erxleben@cushwake.com  
07710 966 234

**CHRIS KNIGHT**  
Chris.C.Knight@cushwake.com  
07872 822 528

**ALEX DOYLE**  
Alexander.Doyle@cushwake.com  
07826 537 141



DISTANCES	MILES
A406 HANGER LANE	0.5
M4 JUNCTION 1	4
M1 JUNCTION 1	5
CENTRAL LONDON	6
M40 JUNCTION 1	10
M25 JUNCTION 16	10
HEATHROW AIRPORT	12

Misrepresentation Act 1967. Particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor to be relied upon as statements or misrepresentations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Savills or Cushman & Wakefield.  
March 2024