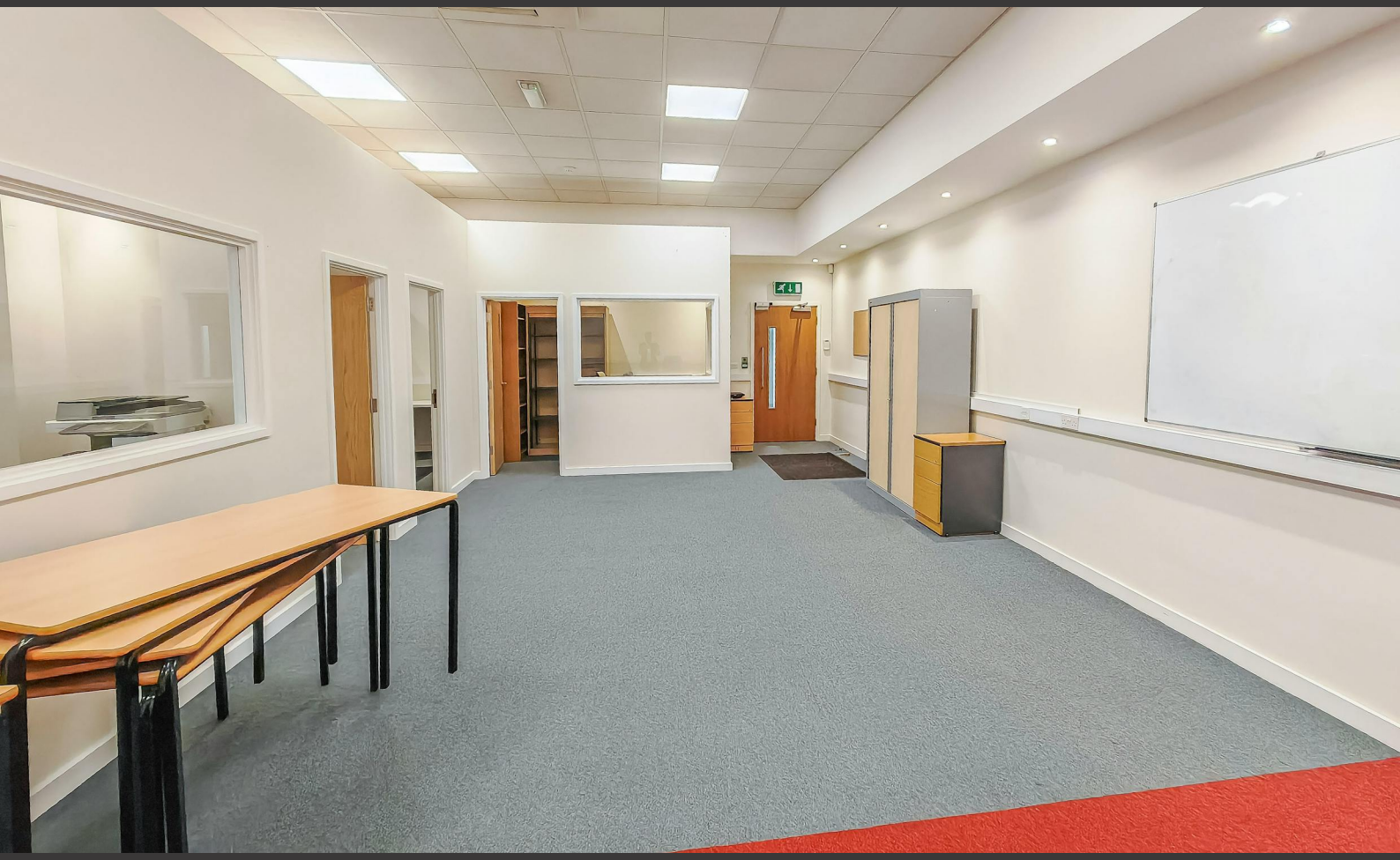
TELSAR.com

TO LET



Available Offices

206 Acton Lane, Acton, NW10 7NH

Modern Offices in the Heart of Park Royal

831 to 2,429 sq ft

(77.20 to 225.66 sq m)

- 1 x parking space per office
- Air-conditioning
- Communal WC's & kitchenette
- Suspended ceilings with LED lighting
- Perimeter trunking
- Disabled passenger lift
- Close proximity of A40 & A406
- Walking distance to Harlesden (Bakerloo) & North Acton (Central) Underground Stations

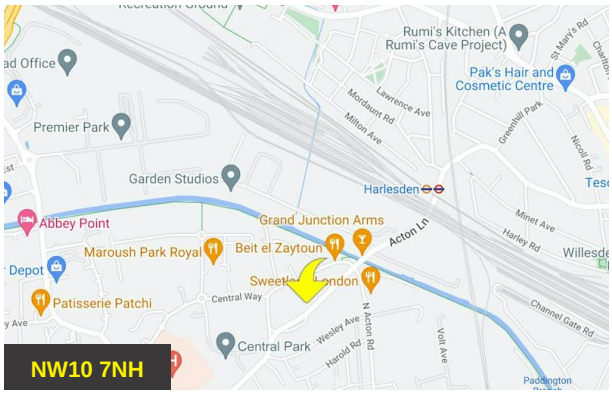
Available Offices, 206 Acton Lane, Acton, NW10 7NH

Summary

Available Size	831 to 2,429 sq ft
Rent	£30 per sq ft Inclusive of business rates, service charge and utilities.
Business Rates	Inclusive of the annual rent.
Service Charge	Inclusive of the annual rent.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

The property has a high profile frontage to Acton Lane which is one of the arterial roads in Park Royal. Situated within 7 miles West of Central London. The A40 is 0.5 miles to the South which offers direct access to Central London to the East and the M40 and wider motorway networks to the West. The A406 (North Circular Road) is also within 0.5 miles, providing access to Wembley, Staples Corner and the M1 to the North and Chiswick and the A4 to the South.

Harlesden London Underground Station (Bakerloo Line) and North Acton London Underground Station (Central Line) are within 0.5 miles of the site. There are also numerous bus routes within the area.

Description

The premises comprise of quality second and ground floor office accommodation with good natural lighting and air-conditioning. Each office space benefits from suspended ceilings, LED lighting and a parking space. The offices further benefit from communal welfare facilities and a disabled passenger lift.

Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a 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.

Accommodation

All measurements are approximate and measured on a gross net internal area basis.

Description	sq ft	sq m
Unit D	831	77.20
Unit E	1,598	148.46
Total	**2,429**	**225.66**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Viewings

Through prior arrangement with sole agents Telsar.

Viewing & Further Information



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