COMMERCIAL AGENCY

TELSAR

FOR SALE

INDUSTRIAL / WAREHOUSE UNIT - POTENTIALLY SUITABLE FOR REDEVELOPMENT (STPP)

RARE FREEHOLD OPPORTUNITY

25 Gloucester Road

London, W3 8PD

2,234 SQ FT (207.55 SQ M)

- Offered with full vacant possession
- Dedicated loading bay
- Ancillary office accommodation
- WC's & kitchenette
- Close proximity to M4 & A40
- Electric shutter door
- Allocated parking spaces
- Power
- Fluorescent Strip Lighting
- Walking distance to Acton Central & Acton Town Underground Station

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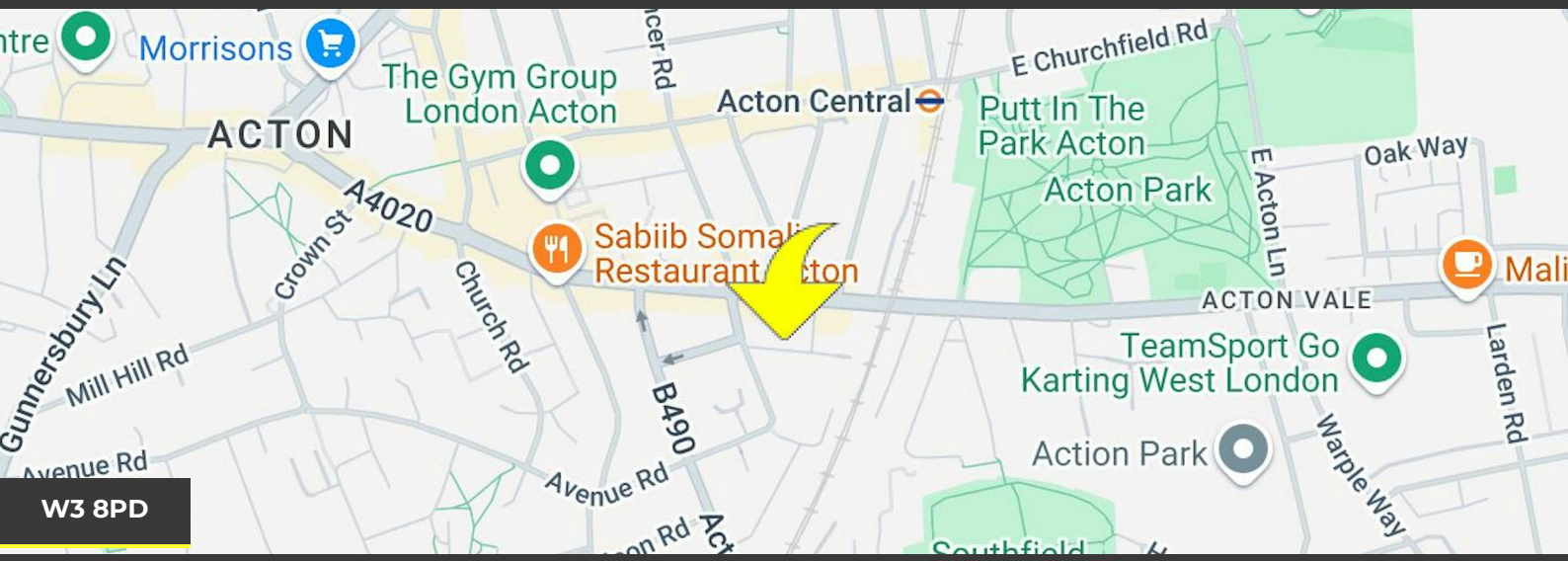
Location

The property is situated in the South Acton area of Greater London, within the London Borough of Ealing. The location is easily accessible via Acton Town and Acton Central stations, providing convenient connections to Central London and surrounding areas. It lies near the A406 North Circular Road and A40 Western Avenue, facilitating access to major routes and the wider motorway network.



W3 8PD

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	1,297	120.50
Office	937	87.05
TOTAL	**2,234**	**207.55**

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

Summary

Available Size	2,234 sq ft
Tenure	Freehold
Price	£995,000
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
Legal Fees	Each party to bear their own costs
VAT	We have been advised the property has NOT been elected for VAT.
EPC Rating	D (94)

Description
The premises comprise a warehouse unit of steel truss frame construction with brick elevations to a pitched roof. Open plan warehousing and offices are arranged over the ground floor level, with access is provided via a electric roller shutter loading door serviced by a loading bay.

Travel Distances
M4 – 2.2 miles
A40 – 1.5 miles
Acton Central Station – 0.3 miles
Acton Town Underground Station (District & Piccadilly Lines) – 0.8 miles
Central London – 8.1 miles

Source: Google Maps

Tenure
Freehold.

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.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

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