TELSAR.com

TO LET

Unit 22 Alliance Court

Alliance Road, Acton, W3 0RB

Modern Warehouse / Storage Unit

2,459 sq ft

(228.45 sq m)

- Min warehouse eaves 4.24m rising to 5.17m
- Full height loading door
- 3 Phase power
- Loading area
- 5x Demised parking spaces
- WC's & kitchen
- Translucent roof panels
- Walking distance to Park Royal & West Acton UG Station
- Direct access to A40 & A406

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Summary

Available Size	2,459 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
Service Charge	Approx. £2,890.72 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Alliance Court is a modern estate comprising of multiple business units located on Alliance Road providing direct access to the A40 Western Avenue which serves Central London, the M40 and the wider motorway networks. The estate is located in a popular industrial area to the south of the leisure park with other local occupiers including, John Lewis, BHS, BBC, Adidas and the Royal Mail. Park Royal underground station serviced by the Piccadilly line and West Acton underground station serviced by the Central Line are both within walking distance from the premises.

Description

The premises comprises a mid-terraced modern warehouse unit located to the rear of the estate. Access to the unit is via a full height loading door served by a loading area alongside access for pedestrians all situated to the front of the property. The warehouse area is of a clear open-plan configuration benefitting from 3 phase power, LED lights and WC/kitchenette facilities. Parking is situated at the front of the unit.

Tenure

Leasehold - The premises are available by way of a new full 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 as amended.

Accommodation

All measurements are approximate and on a gross external basis (GEA)

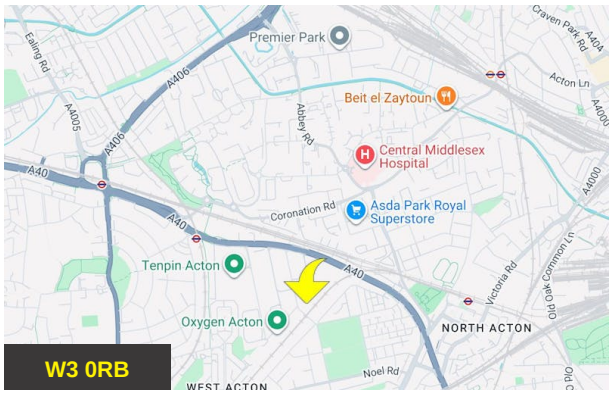
Description	sq ft	sq m
Warehouse	2,459	228.45
Total	**2,459**	**228.45**

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.



Viewing & Further Information

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