



12 Allied Way
Off Warple Way, Acton, W3 0RQ

Light Industrial / Business Unit

3,056 sq ft

(283.91 sq m)

- 2.37m clear eaves height
- 3 Phase power & gas
- WC's & kitchenette
- Dedicated loading bay & parking
- First floor office / storage with a loading point
- Walking distance to Acton Central Overground Station
- Close proximity to A40, A406 & M4

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Summary

Available Size	3,056 sq ft
Rent	£50,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
Service Charge	Approx. £250.12 per annum
VAT	We have been advised VAT is not applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property situated on Allied Way close to the junction with the Uxbridge Road and Old Oak Road, providing access to the A40, A406 and M4 via Horn Lane and Gunnersbury Lane respectively. It is within walking distance of Acton Central (Overground Line) and East Acton (Central Line) Stations, allowing for easy access into Central London. The property is also located only 5 minutes away from a number of bus stops.

Description

The premises comprises a mid-terrace, two storey, light industrial / business unit with an open plan warehouse area to the ground floor and additional storage / ancillary offices to the first floor. Access is available via a folding loading door serviced by a dedicated loading bay with parking to the front of the building, with the first floor access via a loading point. The unit further benefits from 3 phase power, gas and air conditioning.

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 internal basis (GIA)

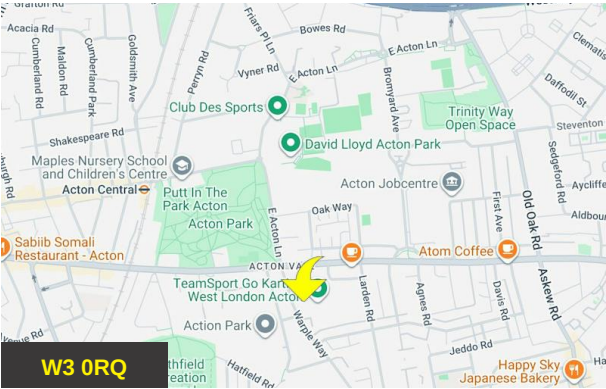
Description	sq ft	sq m
Ground Floor Warehouse	1,560	144.93
First Floor Storage / Offices	1,496	138.98
Total	3,056	283.91

Anti-Money Laundering (AML) Requirements

Interested 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



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com