

# ACTON BUSINESS CENTRE

SCHOOL ROAD, PARK ROYAL, NW10 6TD

---

FOREST  
REAL ESTATE



# TO LET

## 275 TO 460 SQ FT

### To Let - Recently Refurbished Industrial Units

#### Key Features

- 3 phase power
- Excellent access to the A40
- On-site cafe
- On-site estate management and caretakers
- 4 minute walk from North Acton Station (Central Line)
- Recently refurbished
- On-site parking available
- CCTV

**Acton Business Centre, School Road**  
Park Royal, NW10 6TD





## Description

Acton Business Centre comprises a number of industrial units of varying sizes suitable for a wide range of industrial occupiers including workshops, storage, and food production.

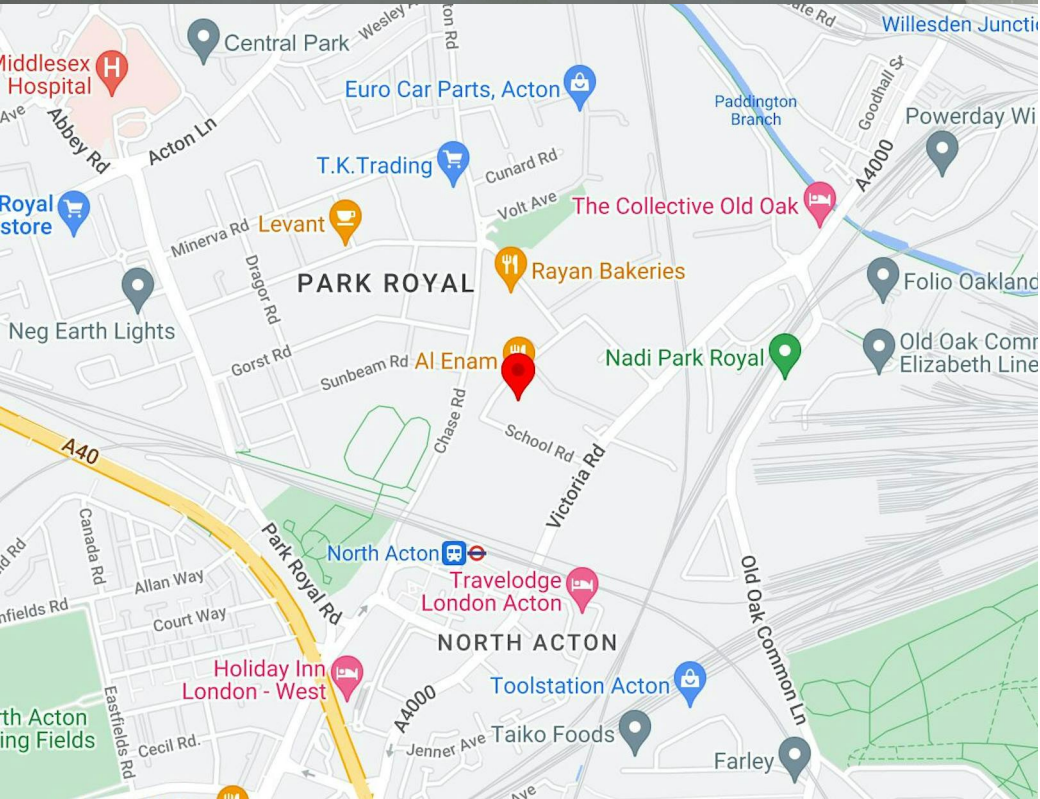
These units have been recently refurbished and all benefit from 3 phase electricity, onsite parking availability, and an onsite café.

Some of these units may benefit from small business rates relief. Interested parties should contact the London Borough of Ealing for further information.

Please feel free to get in touch for further details.

## Location

Acton Business Centre, situated on School Road, NW10 with easy access to the A40 and just a four-minute walk from North Acton Tube Station (Central Line). There are also numerous amenities in the area as well as the onsite café.









# Availability

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	EPC	Availability
Unit - G09	275	£8,800 /annum	On Application	-	Available
Unit - G01/5	460	£14,720 /annum	On Application	-	Available
<b>Total</b>	<b>735</b>				

<b>Lease</b>	New Lease
<b>Rent</b>	£8,800.00 - £14,720.00 per annum Inclusive of service charge and building insurance.
<b>Rates</b>	Tenants to make their own enquires to the London Borough of Ealing.
<b>Service Charge</b>	The service charge is inclusive of the rent
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# Contact

## Cormac Sears

020 3355 1555 | 07850 399 627  
cormac@forestrealestate.co.uk

## Ethan Shine

020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

## North London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**Acton Business Centre, School Road**  
Park Royal, NW10 6TD

**F O R E S T**  
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/05/2024