

**FOR SALE / TO LET – GROUND FLOOR COMMERCIAL
UNIT ON NEW HIGH END RESIDENTIAL DEVELOPMENT**

frost
meadowcroft


VOKINS
CHARTERED SURVEYORS
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2-10 Roslin Road
Acton, London, W3 8DH

3,746 sq. ft.
(348 Sq. m.)

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Location

The property is located on Roslin Road, near Bollo Lane, approximately 1.3 miles from Chiswick Roundabout, which provides excellent road links to the North and South Circular Roads and the A4/M4.

The property is approximately ½ mile from Chiswick High Road, with its excellent banking, retail, restaurant and leisure facilities. Central London is circa 6 miles to the east and Heathrow is circa 8.5 miles to the west.

Chiswick Park Station (District Line) and Acton Town (Piccadilly and District Lines) are both approximately ½ mile. South Acton Mainline Station (for Waterloo) is within ¼ mile and there are numerous bus routes.



Chiswick High Road	0.5 miles
North Circular – Chiswick	0.8 miles
M4 – Junction 2	2.5 miles
Heathrow Airport	8.50 miles



South Acton (Overground)	0.5 mile
Chiswick Park (District Line)	0.9 miles
Acton Town (District Line)	1.0 miles
Gunnersbury (District Line)	1.5 miles

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The Property

The property forms part of a new development by Vision Homes which will provide high quality residential apartments above ground floor commercial space.

The available space is situated on the ground floor, providing prominent glazed frontage with level access for pedestrians.

The property is available in shell and core format which offers significant flexibility to prospective tenants or owners and is ready for customisation to fit the needs of a variety of business uses.

Use

Class E(g) – Office / research & development / light industrial.

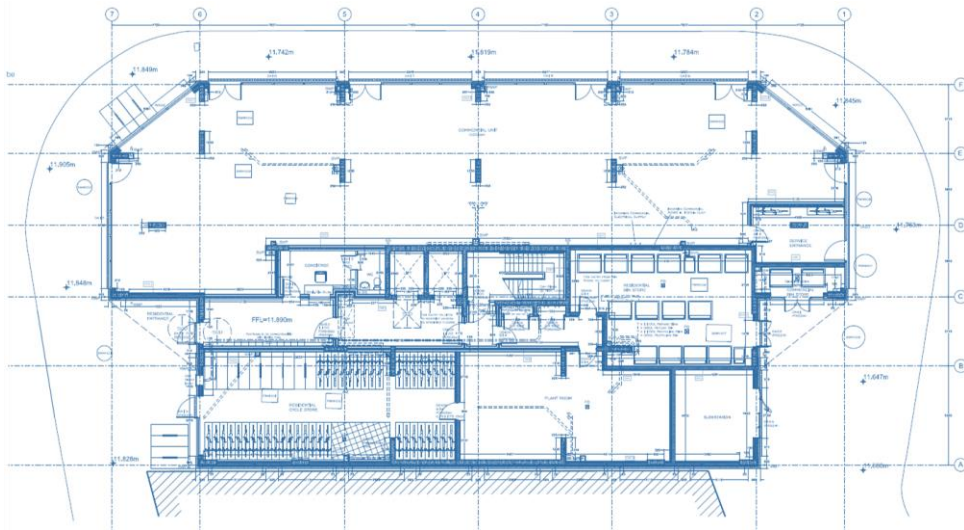


Accommodation

The property offers the following approximate Gross Internal Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	3,736	348

- Glazed pedestrian entrance
- Prominent frontage onto Bollo Lane
- Consented use: E(g)
- Shell and core format (ready for fit out)
- Located close to public transport links
- Currently under construction



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Long Leasehold

The property is available to purchase on a 'virtual freehold' basis; namely on a 999-year lease at a peppercorn.

Guide price: £1,315,000 + VAT

Leasehold

A new FRI lease is available for a term to be agreed.

Rent: **£92,000 + VAT pax.** (c. £24.50 per sq. ft. exclusive)

VAT

We have been advised that VAT is applicable.

Outgoings

The prices above are exclusive of fit our works, business rates, building insurance, service charge, utilities, telecoms and all other outgoing.

Business Rates

To be assessed upon completion of the fit out works. All applicants are advised to make their own enquiries with London Borough of Ealing billing authority.

Use

Class E(g) – Office / research and development / light industrial.
Other uses may be considered, subject to planning permission.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

To be assessed upon completion of the fit out works.

Viewing

Through prior arrangement with joint sole agent Vokins or Frost Meadowcroft.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Subject to Contract

2-10 Roslin Road, Acton, London, W3 8DH



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