

# 36 WESTWOOD PARK

CONCORD ROAD · WEST ACTON · LONDON · W3 0TH

## TO LET

WAREHOUSE / INDUSTRIAL UNIT 6,824 SQ FT (634 SQ M) GIA



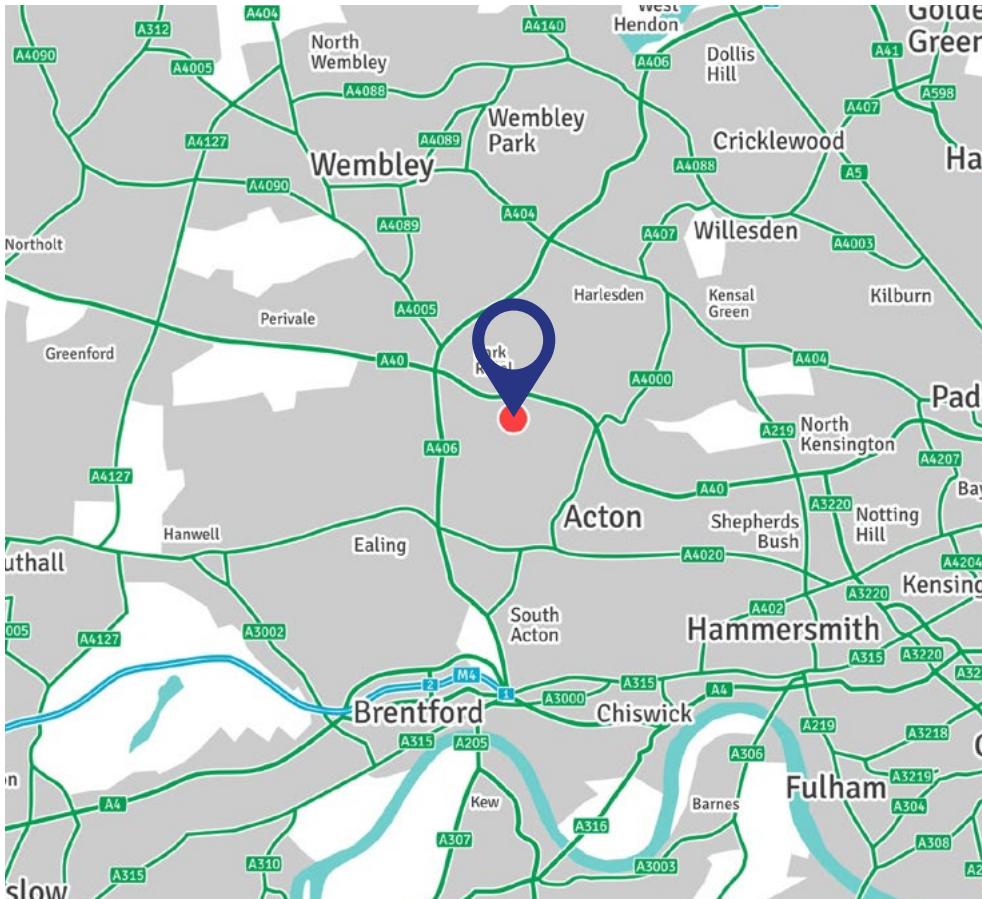


## LOCATION

**THE PROPERTY IS LOCATED OFF CONCORD ROAD IN THE HEART OF THE PARK ROYAL INDUSTRIAL AREA.**

The A40 Western Avenue is a short distance from the property and provides access to Central London to the east and the M40 and M25 motorways to the west. The area is well served by public transport with several bus routes passing close to the premises.

West Acton London Underground Station (Central Line) and Park Royal London Underground Station (Piccadilly Line) are within walking distance of the premises and provide a regular service to Central London.



## DESCRIPTION

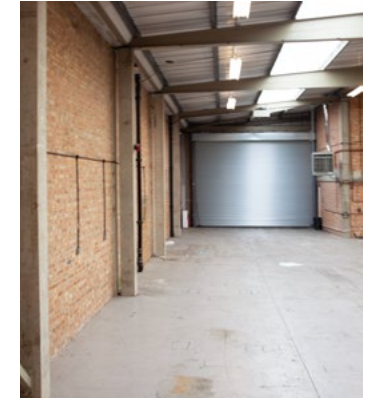
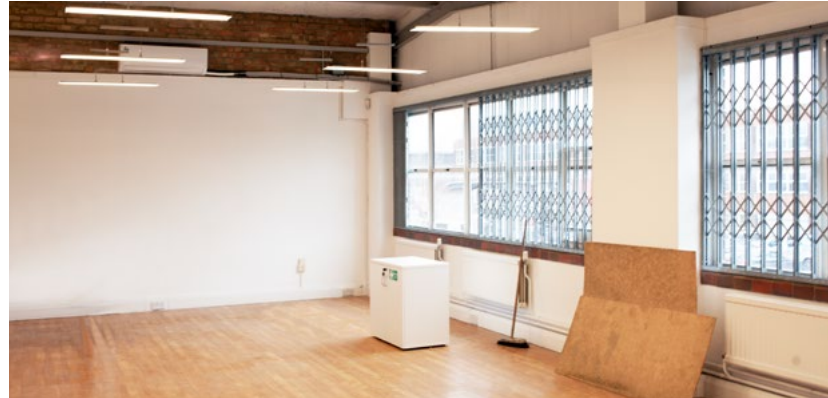
**THE PROPERTY COMPRISES A WAREHOUSE / INDUSTRIAL UNIT WITH FIRST FLOOR OFFICE ACCOMMODATION.**

The warehouse is of steel portal frame construction with brick and blockwork walls. Access to the property is via an electric full height roller shutter door or separate staff entrance. The eaves height to the underside of the haunch is 5.5m. The property benefits from 3 phase power, WC facilities, roof lights, strip lighting and allocated car parking.



## FLOOR AREAS

	SQ FT	SQ M
Ground Floor Warehouse & Offices	6,027	560
First Floor Offices	797	74
<b>Total</b>	<b>6,824</b>	<b>634</b>



## TERMS

The property is held by way of a 5 year lease expiring on 30th June 2024. The passing rent is £119,420 PAX (£17.50 per sq ft). The lease is available for assignment. Alternatively a new lease may be available from the Landlord, subject to covenant and agreement of terms.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATES

Interested parties should make their own enquiries to the London Borough of Ealing (020 8825 9685).

## ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

## VIEWING

Strictly by appointment through the joint agents:

### Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk  
07917 647 213

### David Theobald

davidt@grantmillswood.com  
07974 231 352  
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