



## Modern Warehouse/Industrial Premises

### UNIT 2

46 Colville Road, W3 8BL

### Warehouse TO LET

**2,945 sq ft**  
(273.60 sq m)

- Manual Steel Roller Shutter Loading Door
- Reception Area and First Floor Office
- 3-Phase Power Supply
- Roof Skylights
- Parking for 2 Cars outside the Unit
- Automatic Electronic Access Gate to the Estate

## Summary

<b>Available Size</b>	2,945 sq ft
<b>Rent</b>	£55,000.00 per annum (£18.67 per sq. ft.) - New Lease
<b>Rates Payable</b>	£14,976 per annum
<b>Rateable Value</b>	£29,250
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable. VAT is payable on the Rent.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	E

## Description

The premises comprise a modern mid-terraced Warehouse/Industrial Unit on Ground and Mezzanine floors.

The Ground and Mezzanine floors are in open plan having a front reception area with a WC/Washroom and a spiral staircase leading to a first floor office and a storage room beneath the rear mezzanine floor area. The eaves height in the main Warehouse/Industrial area is between 14'3" to 18' having a depth of 35'. The height to the rear mezzanine floor is 7'6". Amenities include; Pitched Steel Roof with Skylights, Manual Steel Roller Shutter Loading Door, 3-Phase Power Supply, Concrete Floor, and parking for two cars in front of the Unit and automatic electronic access gate to the estate.

The premises are suitable for a variety of storage and industrial uses except Motor Repairs or any car related uses.

## Location

The premises are located on a modern industrial estate in Colville Road which lies in South Acton and connects to Bollo Lane with access to the A406 North Circular Road providing good communications to the M4 Motorway to the West and Central London, situated to the east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse/Industrial	2,105	195.56	Available
1st - First Floor Office	510	47.38	Available
Mezzanine - Mezzanine Storage	330	30.66	Available
<b>Total</b>	<b>2,945</b>	<b>273.60</b>	



## Viewing & Further Information



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