



Unit F24A-28, Acton Business Centre
School Road, Park Royal, NW10 6TD

Light Industrial / Storage Unit

1,723 sq ft

(160.07 sq m)

- Max height of 6.49m
- Double door access
- Lighting
- Concrete Floor
- Power
- Estate parking
- 24/7 access
- Walking distance to North Acton UG (Central Line)
- Close proximity to A40

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Summary

Available Size	1,723 sq ft
Rent	£49,492.14 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
Service Charge	Inclusive of the annual rent.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated on School Road, with links to the A40 at Gypsy Corner via the A4000, approximately 1 mile to the south which in turn provides convenient access to both central London to the east and the M40 and M25 motorways to the west. The North Circular (A406) is accessed via the A404 to the north west of the property. Harlesden Underground station (Bakerloo line), North Acton Underground station (Central line) and Acton Main Line station (Overground line & forthcoming Crossrail line) are within 1 mile of the subject property.

Description

Acton Business Centre is a vibrant multi-let industrial estate located in School Road, containing a variety of light industrial units ranging in size from 100 sq ft to 4,000 sq ft with parking available. The unit is an open plan light industrial / storage unit with access granted via double door, benefitting from an excellent max eaves height of 6.49m, power and parking on the estate.

Tenure

Leasehold - The premises are available by way of a new internal 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 measured on a gross internal area basis.

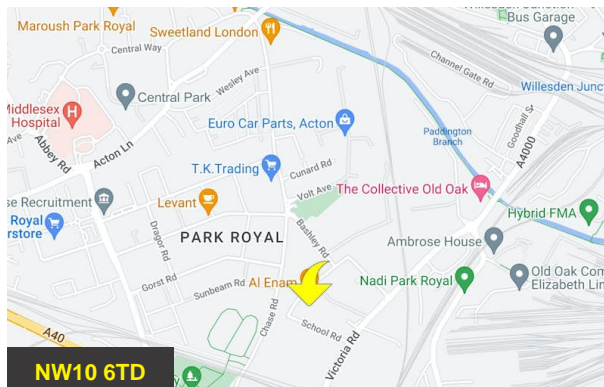
Description	sq ft	sq m
Warehouse	1,723	160.07
Total	1,723	160.07

VAT

All prices are subject to VAT.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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