



# **FOR SALE**

**1,731 SQ FT** (160.82 SQ M)

£310,000

Ground floor retail/office unit within a new development

- Shell condition with capped services
- Ceiling height of 3.2m
- 1 parking space and 1 loading bay
- Own entrance off Kathleen Avenue
- Screeded floor
- Glazing installed and good natural light
- 999 year lease











### Description

The unit is on the ground floor of this prominent mixed-use residential and commercial development which comprises 51 flats and houses.

The space would be suitable for an office or convenience store to service the local residential occupiers.

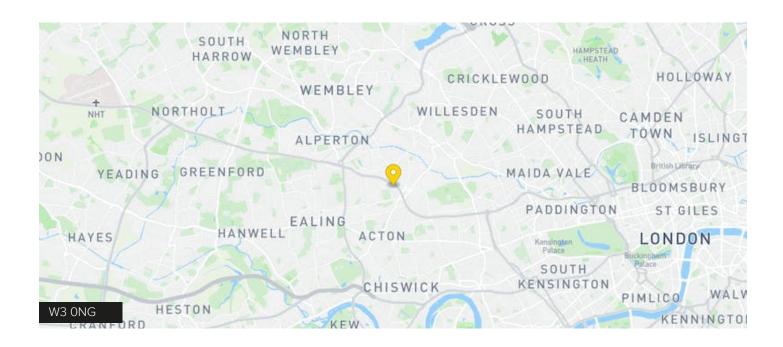
### Location

North Acton Station (Central Line) is within easy walking distance of the subject property. There are numerous shops, bars and restaurants centered around the station.

# **Acton**

## 9 Kathleen Avenue, London, W3 ONG





#### Accommodation

£35	50 /	
	50 /annum	Under offer
	VAT	
	Applicable	
		Applicable

Contacts Further Information

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