

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET

# Prime Trade Counter/Industrial Units

Units 4-5 Wave Trade Park,  
Concord Road, Acton W3 0TH

CONTACT **Daniel Cook**  
07795 660259 | [daniel.cook@rapleys.com](mailto:daniel.cook@rapleys.com)



Modern Trade Counter units  
Prominent position just off the  
A40 Western Avenue  
Central London 6 miles east  
7.5 metre eaves  
Secure yard  
422.66 – 847.66 sq m  
(4,547 – 9,124 sq ft)

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### Location

The property sits on a small estate fronting Concord Road, approximately 50 metres south of the intersection with the A40 Western Avenue. The A40 leads 6 miles east to Central London and west to the M40, and subsequently the M25 J16, 11 miles west. London's largest business park, Park Royal, sits on the opposite side of the A40.

The surrounding area is largely employment focused with a number of motor dealerships close by including those representing **Aston Martin, Jaguar/Land Rover, Nissan** and **Renault**.

Royale Leisure Park sits immediately to the west with occupiers including **KFC, Nando's Tenpin Action** and **Vue**.

### Description

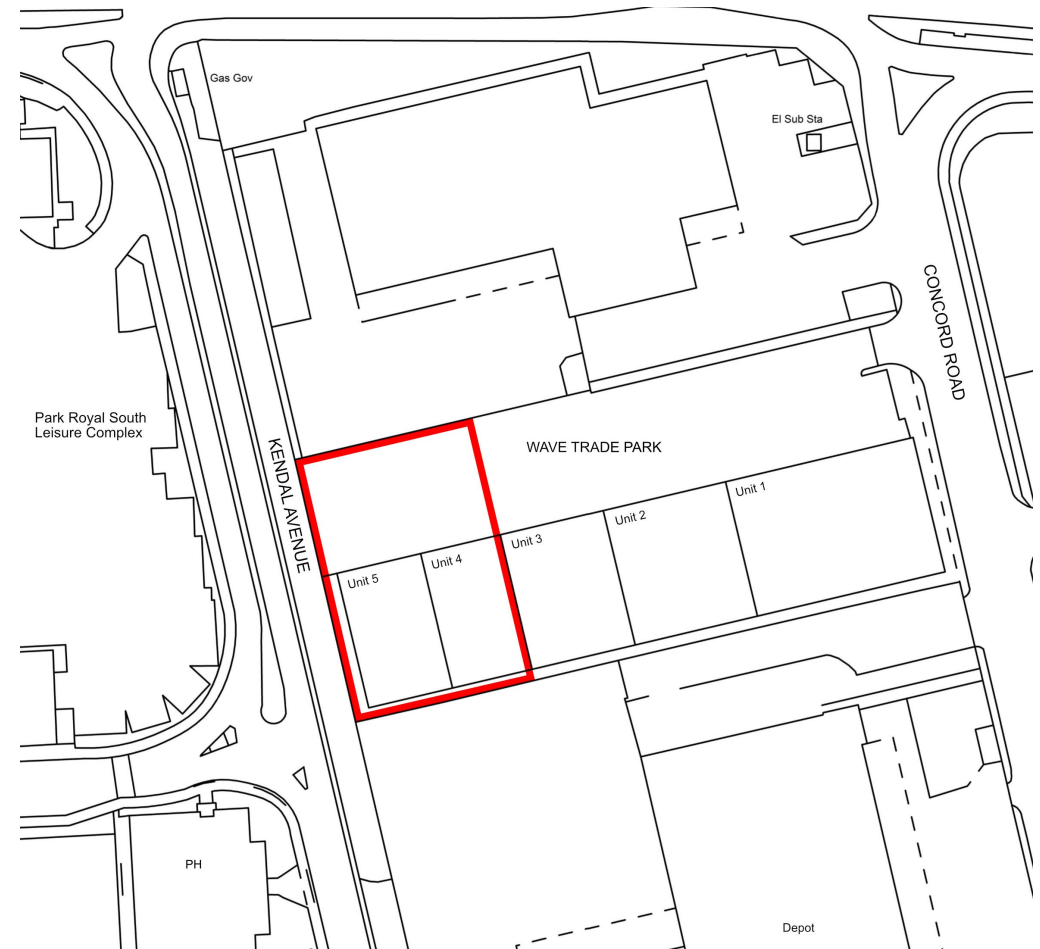
The property comprises two modern trade counter units constructed in 2015, with a large front forecourt which has been secured by concrete barriers and steel posts to form a secure yard area.

Internally, the units are fitted to a good standard and consist of a separate reception, WC and warehouse areas with an open plan first floor office.

The warehouse areas have a polished concrete floor, florescent strip lighting and heating by warm air heaters. Access is via a single up and over door to each unit.

The reception areas are well fitted with polished tiled floors, suspended ceiling with recessed lighting and heating by wall mounted radiators.

A small disabled WC sits in each unit and the first floor office areas are fitted to a similar standard but with carpeted flooring.





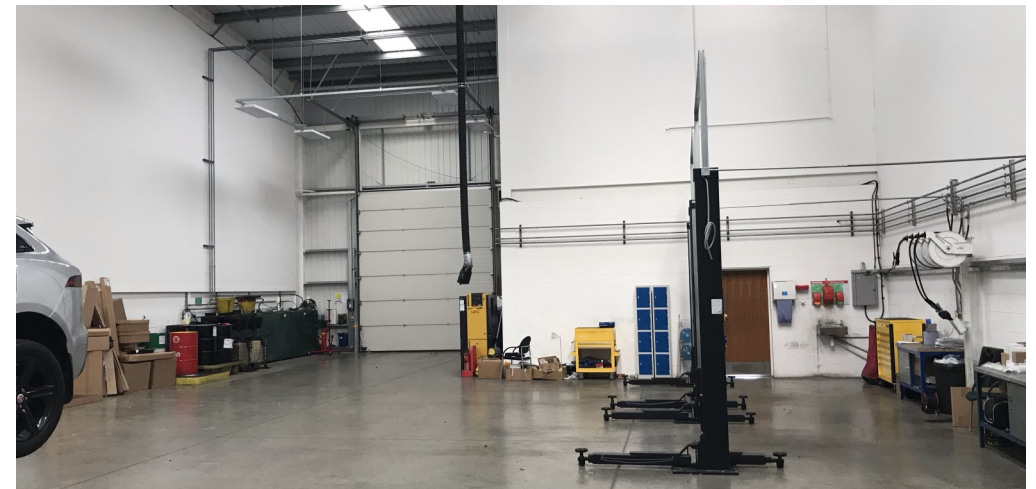


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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Unit 4</b>		
Reception/WC	54.24	584
Warehouse	320.29	3,448
First floor office	47.93	516
<b>Sub Total</b>	<b>422.26</b>	<b>4,547</b>

<b>Unit 5</b>		
Reception/WC	55.58	598
Warehouse	322.70	3,474
First floor office	46.92	505
<b>Sub Total</b>	<b>425.20</b>	<b>4,577</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.168</b>	<b>0.42</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold.

Each unit is held on a separate lease expiring on 30 June 2026. The current rent on Unit 4 is £67,284 per annum and on Unit 5 is £69,328 per annum.

### Terms

Our client is seeking to assign the leases.





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**Rating**

We are advised that the two units are assessed as a single hereditament and the Rateable Value for the properties is £109,000.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

**Energy Performance**

Energy Performance Asset Rating: TBC

**VAT**

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing**

Strictly by appointment with the sole agents.

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