

TO LET

Prime Trade Counter/Industrial Units

32 and 34 Westwood Trading Estate
Concord Road, Acton, London W3 0TH



Contact

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Location

The property sits on a well established industrial/trade estate just off Concord Road and approximately 0.25 mile south of the intersection with the A40 Western Avenue.

The A40 leads six 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 close by also.

Description

The property comprises two units of steel portal frame construction.

Each unit is of similar standard with an unpainted concrete floor, access via a single up and over door with lighting by fluorescent strip lighting and translucent ceiling panels.

A two storey office / ancillary area has been formed at the front of each unit.

Tenure

Leasehold. Both units are held on separate leases with security of tenure under the Landlord and Tenant Act 1954, due to expire on 01 August 2023, on a passing rent of £100,000 per annum per unit.

Terms

Our client is seeking to assign the leases.

A longer term lease may be available by separate negotiation with the landlord.

Energy Performance

Energy Performance Asset Rating: all units are assessed as a D rating.

Rating

The three units are assessed as a single hereditament. Workshop and Premises - £188,000.

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 at www.gov.uk/calculate-your-business-rates

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.

Pair of industrial units available together or individually

Prominent position just off A40 Western Avenue

5.5m minimum eaves

Secure yard

**647.49 sq m – 1,255 sq m
(6,754 sq ft – 13,510 sqft)**



5.5m eaves

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 32		
Ground floor	556.87	5,994
First floor	70.62	760
Total	627.49	6,754
Unit 34		
Ground floor	556.96	5,995
First floor	70.67	761
Total	627.61	6,756

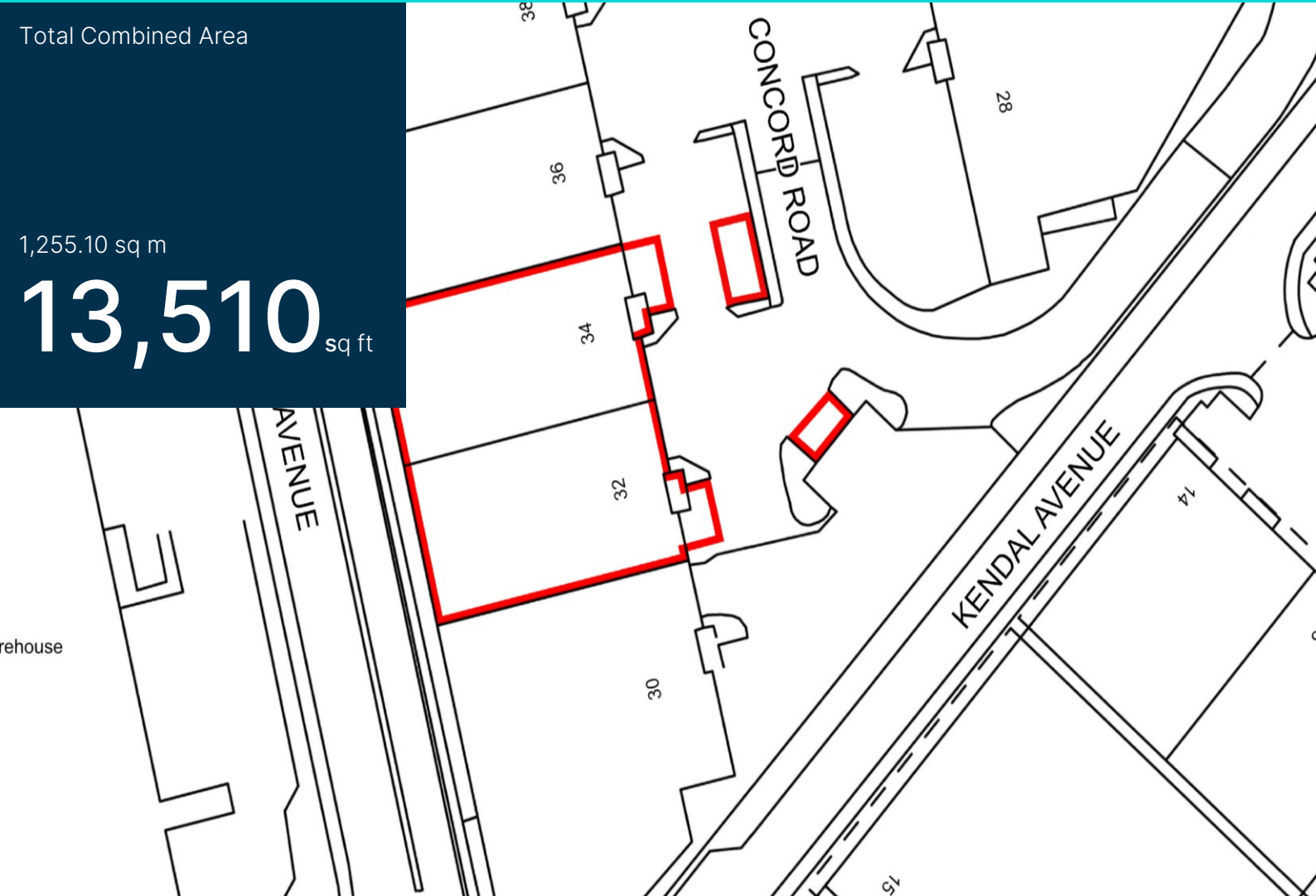
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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



Total Combined Area

1,255.10 sq m

13,510 sq ft





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