

**TO LET – GATED WAREHOUSE / INDUSTRIAL UNIT
WITH ANCILLARY OFFICES AND PARKING - COMPETITIVE RENT**



VOKINS
CHARTERED SURVEYORS
020 8400 9000
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**4-5 Roslin Road
Acton, London, W3 8DH**

**17,026 SQ. FT.
(1,581.8 SQ.M.)**

Red line for illustrative purposes only

4-5 Roslin Road, Acton, London, W3 8DH



Location

The property is located on Roslin Road, near Bollo Lane, approximately 1.3 miles from Chiswick Roundabout, which itself provides excellent road communication via the North and South Circular Roads and the A4/M4.

The property is approximately ½ mile from Chiswick High Road, with its excellent banking, retail, restaurant and leisure facilities. Central London is circa 6 miles to the east and Heathrow is circa 8.5 miles to the west.

Chiswick Park Station (District Line) and Acton Town (Piccadilly and District Lines) are both approximately ½ mile. South Acton Mainline Station (for Waterloo) is within ¼ mile and there are numerous bus routes.



	Chiswick High Road	0.5 miles
	North Circular – Chiswick	0.8 miles
	M4 – Junction 2	2.5 miles
	Heathrow Airport	8.5 miles
	Turnham Green (District Line)	1.5 mile
	Kew Gardens (District Line)	2.7 miles
	Willesden Junction (Overground)	1.0 miles
	Hanwell Station (Elizabeth Line)	3.7 miles

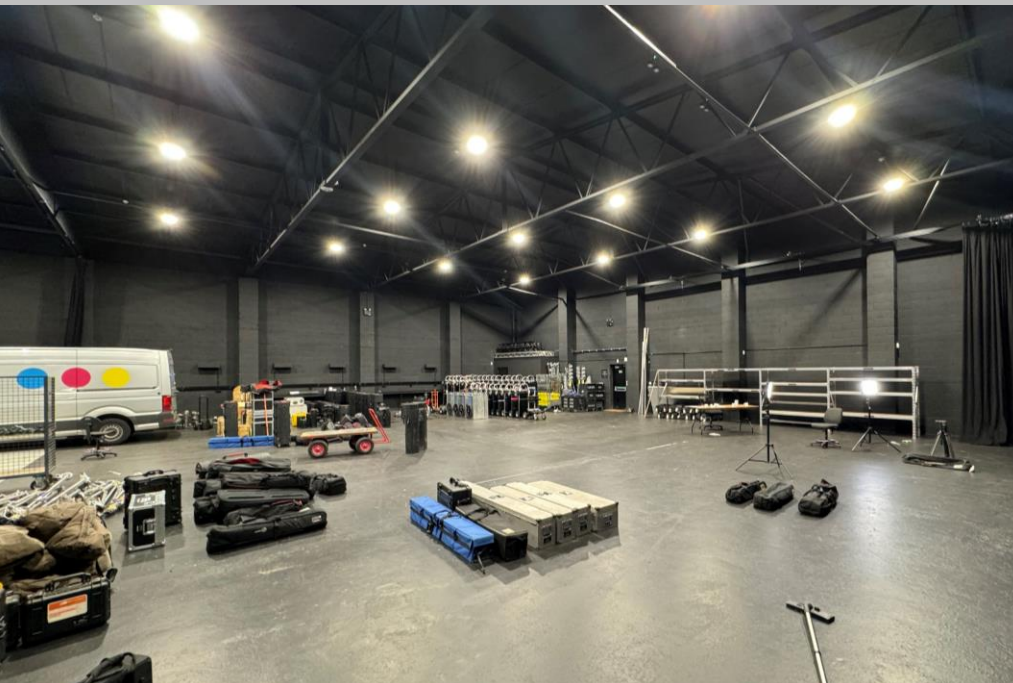
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The Property

4-5 Roslin Road comprises ground floor warehouse / industrial space with office accommodation over ground and first floors.

The property benefits from two roller shutter loading doors at either side of the unit, clear eaves height of 5.5m, LED disc lighting, air conditioning and kitchen facilities.

Externally, there is a gated yard with secure car parking at the front of the property. The yard measures approximately 3,896 Sq. ft. (362 Sq. m).



Accommodation

The property offers the following approximate Gross External Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor Factory	12,826	1,191.6
Ground Floor Office	2,100	195.1
First Floor Offices	2,100	195.1
TOTAL	17,026	1,581.8

In addition, there is currently a part mezzanine area of approximately 5,623 sq. ft. (522.45 sq. m.)

Amenities

- High quality fixtures and fittings
- Gated yard (c. 3,896 Sq. ft.)
- Two roller shutter loading doors (5.17m x 4.31m)
- Minimum eaves height of 5.5m
- Offices over ground and first floor
- Three phase power
- Air conditioning (not tested)
- LED lighting
- Kitchen
- WCs
- Within walking distance of Acton Town Tube Station

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Terms

A new FRI lease is available for a term to be agreed.

Rent

£375,000 + VAT per annum exclusive. (c.£22.00 psf.)

Rates

According to the Valuation Office website the current rateable value of the property is £146,000.

Rates payable 2024/2025 = approximately £79,716 per annum.

All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority.

VAT

We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

C (70)

Viewing

Strictly through prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars; however, any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. December 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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