



## Unit 34, Westwood Park Trading Estate

London, W3 0TH

### Industrial / Warehouse Unit To Let With Offices & Parking

**6,690 sq ft**  
(621.52 sq m)

- Adjoining units available up to 26,000 ft<sup>2</sup>
- 5.5m eaves
- Concertina loading door
- First floor offices / storage

# Unit 34, Westwood Park Trading Estate, London, W3 0TH

## Summary

Available Size	6,690 sq ft
Rent	£183,984 per annum
Business Rates	TBC
Service Charge	£2,894.68 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,836.76 per sq ft
EPC Rating	D

## Description

The property comprises ground floor light industrial / warehouse accommodation with ground and first floor ancillary office space. To the front of the unit there is allocated parking and a full height roller shutter. The unit also has the benefit of fitted W/C's and 3 phase power.

## Location

The property is located at the southern end of Concord Road which can be accessed directly off the westbound carriageway of the A40 Western Avenue. Park Royal Station (Piccadilly Line), West Acton (Central Line) and Act on Main Line (Elizabeth Line) are close by providing easy access to central London and the surrounding areas. There are numerous bus routes operating locally.

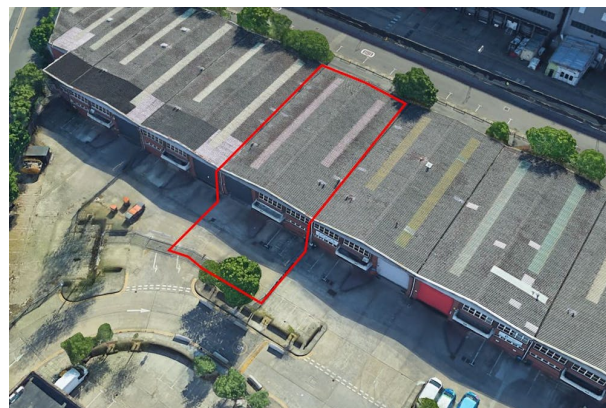
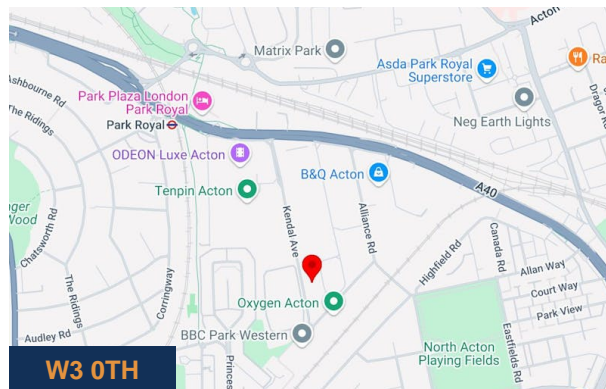
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	6,690	621.52	Available
<b>Total</b>	<b>6,690</b>	<b>621.52</b>	

## Terms

The building is available by way of a new lease for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.



## Viewing & Further Information



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