

**TO
LET**

**48 Westwood, Westwood Estate,
W3 0TH**



FIRST FLOOR SELF CONTAINED OFFICE

| Key Features

- Laminate flooring
- W.C
- Kitchen with own patio area
- 24 hour access & 24 hour security
- Allocated parking
- Close proximity to Park Royal Station

For further information, please contact:



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First floor self contained office

Location

The property is located in Westwood Estate, which is conveniently placed behind the Royale Leisure Park in Acton. The property is accessed directly off the A40 Western Avenue serving Central London to the East and the wider motorway network to the west and also the A406 North Circular and the M1.

The Property

The premises comprises of a self-contained office based on the first floor and within a secured gated estate with 24-hour access and 24-hour security. It has the benefit of toilet and kitchen facilities, perfect for creative studios/dentist clinics/office occupiers etc.

Availability / Rent

647 sqft - £19,416.00 per annum

Service charge included in annual rent

Terms

The unit is available by way of new lease for a term by arrangement. Flexible leases are available.

Business Rates

All prospective tenants should make their own enquiries with the local authority to establish the potential rates liable for the unit

Viewings

Strictly by appointment through sole agents:-

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