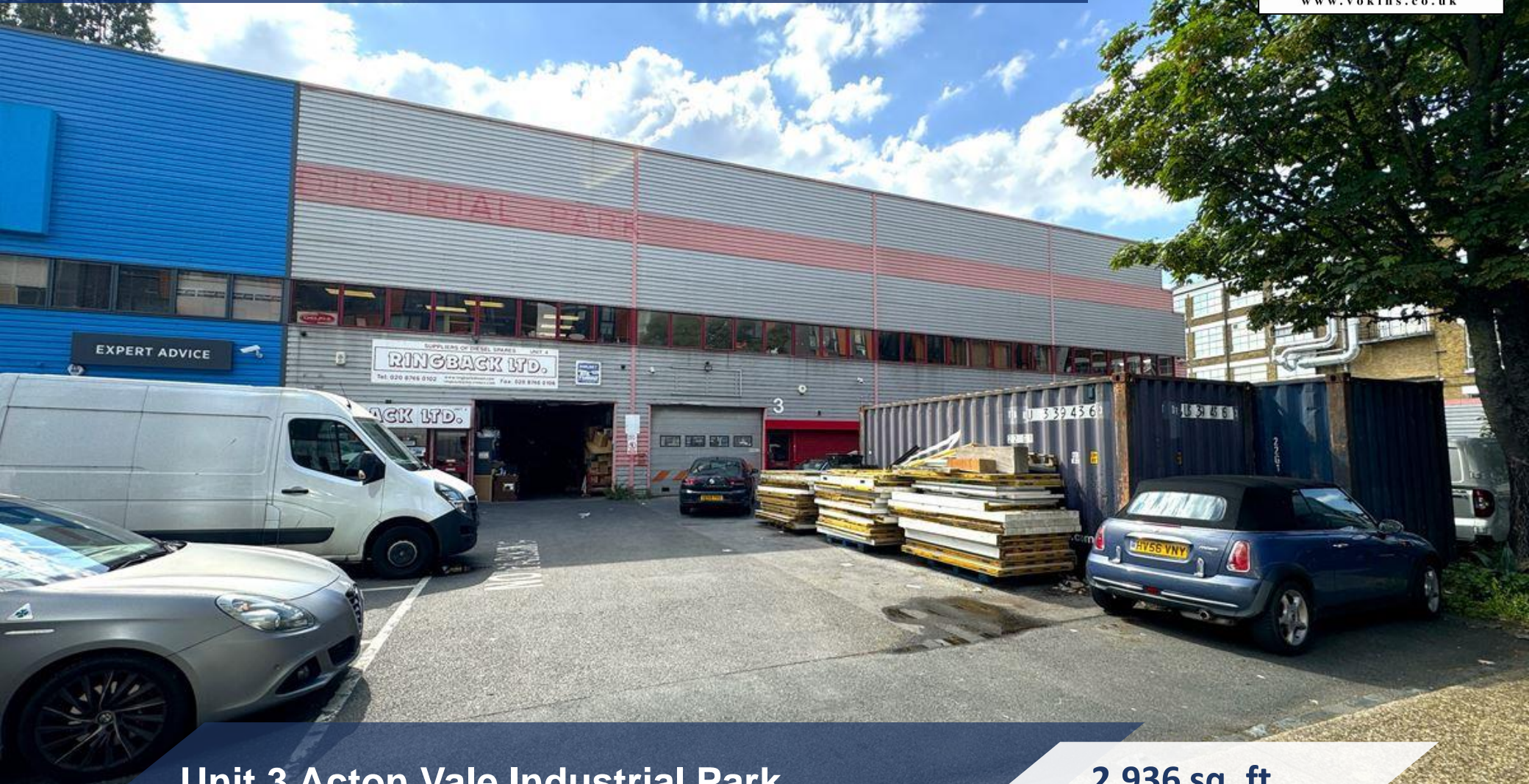


**FOR SALE / MAY LET – RARE FREEHOLD INDUSTRIAL
WAREHOUSE AVAILABLE IN PRIME ACTON LOCATION**



Unit 3 Acton Vale Industrial Park
10 Cowley Road, Acton, London, W3 7XA

2,936 sq. ft.
(272.79 SQ. M.)

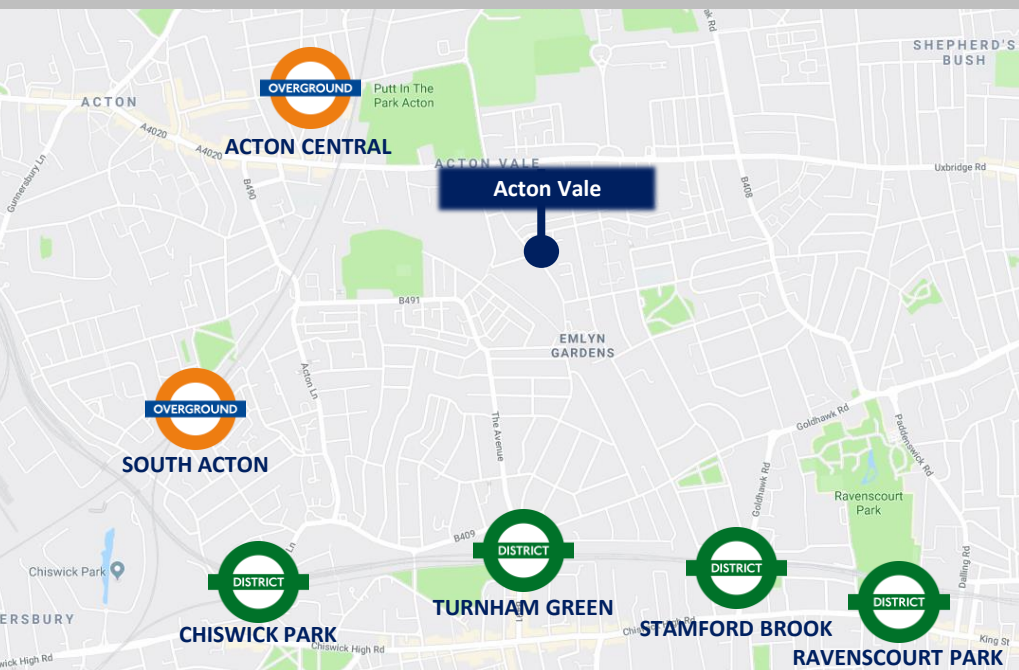
UNIT 3, ACTON VALE INDUSTRIAL PARK, 10 COWLEY ROAD, LONDON, W3 7XA

Location

Acton Vale is located on Cowley Road which in turn is accessed from The Vale (A4020) in Acton. Acton Central mainline station is nearby and the nearest underground station is Stamford Brook (District line).

The property is well situated for the A40 Western Avenue and the North Circular Road (A406). The Great West Road (A4) and M4 Motorway (Junction 1) offer access to London Heathrow Airport, the M25 Motorway and Central London.

Local amenities include various cafes, restaurants, shops and a Tesco Metro supermarket, as well a variety of gyms and leisure facilities.



- A40 – Western Avenue 1.0 miles
- A406 – North Circular 2.0 miles
- M4 - Junction 1 3.0 miles
- M1 – Junction 1 6.9 miles



- Acton Central (Overground) 0.6 miles
- Turnham Green (District Line) 0.7 miles
- Stamford Brook (District Line) 0.8 miles
- South Acton (Overground) 0.9 miles

UNIT 3, ACTON VALE INDUSTRIAL PARK, 10 COWLEY ROAD, LONDON, W3 7XA

The Property

Unit 3 comprises a secure mid-terraced light industrial / warehouse property with a large single loading door fronting the unit and separate pedestrian access.

Accommodation

The property offers the following approximate gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	1,726	160.35
Ground Floor Office	426	39.59
First Floor Office	784	72.85
Total	2,936	272.79



Amenities

The property benefits from the following amenities: -

- Electric up and over loading door (W: 3.97m, H: 2.98m)
- Strip lighting and sky lights
- Electric panel heating
- Ground floor Kitchen
- Three phase power
- Minimum eaves height of 3.7m rising to 7.4m in the apex
- 6 car parking spaces
- 2 WC's
- Security shutters
- First floor office
- Gas mains (No meter)

UNIT 3, ACTON VALE INDUSTRIAL PARK, 10 COWLEY ROAD, LONDON, W3 7XA

Freehold

Guide price: **£1,050,000 + VAT.**

Leasehold

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

Rent: **£67,500 + VAT** per annum exclusive (c. £23.00 per sq. ft. exclusive)

Outgoings

The rental is exclusive of business rates, building insurance, service charge, utilities, telecoms and all other outgoing.

Business Rates

According to the Valuation Office website the current rateable value of the property is £35,500.

Rates payable 2024/2025 = approximately £19,383 per annum.

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

VAT

Further details available from the agents.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: E (105)



Viewing

Strictly through prior arrangement with sole agent 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.

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.



Nick Train
n.train@vokins.co.uk
0208 400 8889

Luke Storey
l.storey@vokins.co.uk
020 8400 8876