



Unit 36

Westwood Park Trading Estate, London, W3 0TH

Large Industrial / Warehouse Unit To Let With Offices & Yard

6,824 sq ft
(633.97 sq m)

- Adjoining units available up to 34,500 ft²
- 5.5m eaves
- Concertina loading door
- First floor offices / storage

Unit 36, Westwood Park Trading Estate, London, W3 0TH

Summary

| | |
|----------------|---------------------|
| Available Size | 6,824 sq ft |
| Rent | £27.50 per sq ft |
| Rates Payable | £39,424 per annum |
| Rateable Value | £77,000 |
| Service Charge | £2,325.30 per annum |
| EPC Rating | Upon enquiry |

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.

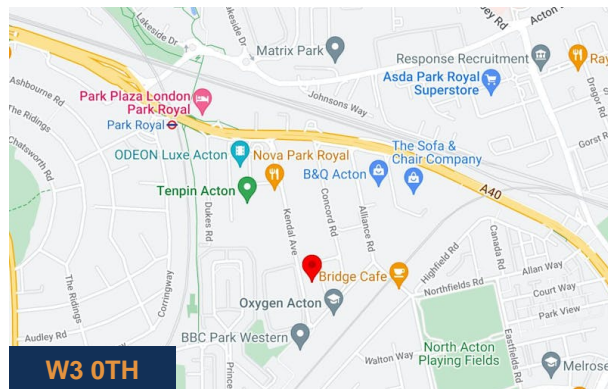
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Unit | 6,824 | 633.97 | Available |
| Total | 6,824 | 633.97 | |

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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