

FOR SALE – RARE FREEHOLD INDUSTRIAL WAREHOUSE AVAILABLE IN PRIME ACTON LOCATION



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EXPERT ADVICE

SUPPLIERS OF DIESEL SPARES UNIT 4
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HOLSET

RINGBACK LTD. UNIT 4



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Unit 4 Acton Vale Industrial Park
Cowley Road, Acton, London, W3 7XA

2,949 sq. ft.
(274.0 SQ. M.)

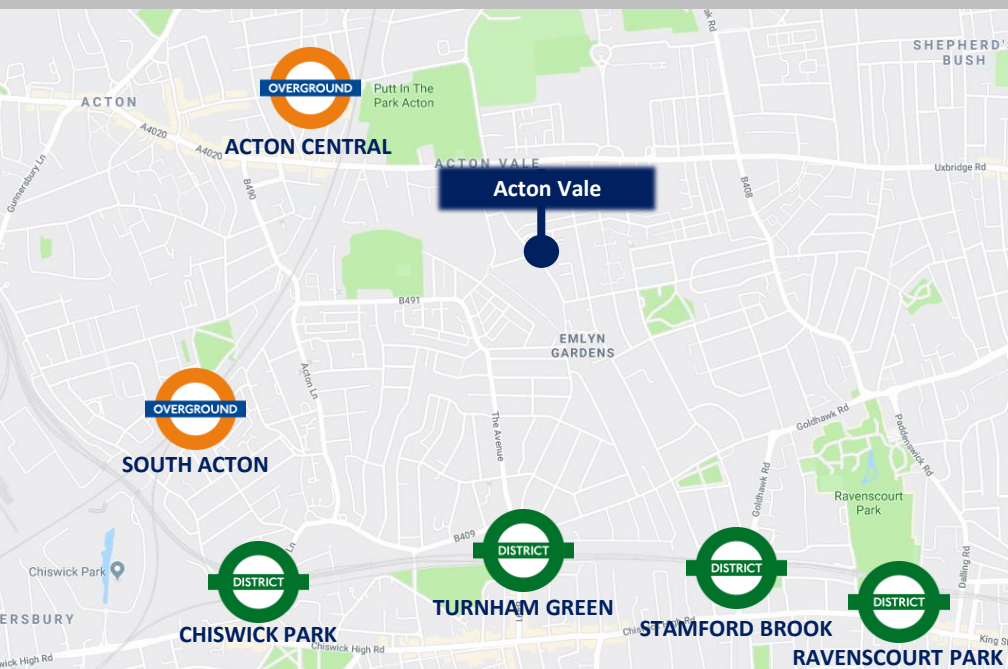
UNIT 4, ACTON VALE INDUSTRIAL PARK, 10 COWLEY ROAD, LONDON, W3 7XA

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

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The Property

Unit 4 comprises a 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	2,171	201.7
First Floor	778	72.3
Total	2,949	274.0



Amenities

The property benefits from the following amenities:

- Up and over loading door (W: 3.9m, H: 3.0m)
- LED flood and panel lighting
- Spray foam insulation to underside of warehouse roof
- Reception area
- Ground floor kitchenette
- Three phase power and gas supply
- Minimum eaves height of 3.1m rising to 7.4m in the apex
- 6 car parking spaces
- 2 WC's
- First floor office

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Freehold

Guide price: **£1,050,000 + VAT.** (One Million and Fifty Thousand Pounds)

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 £35,750.

Rates payable 2024/2025 = approximately £18,304 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

Further details available from the agents.

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.



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