

# 620 WESTERN AVENUE

ACTON, W3 0TE

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FOREST  
REAL ESTATE

# TO LET

## 2,250 TO 9,306 SQ FT

### Entire Office/Industrial Building With Ample Parking, Situated On The A40

#### Key Features

- Entire Building Available
- On Site Gym
- New Double Glazing Throughout
- Great Frontage to the A40
- 24 Hour Access
- Several parking bays located on the ground floor
- Short Lease Terms Available
- Open To A Range Of Occupiers
- CAT 5 Cabling
- Air Conditioned

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## Description

Forest Real Estate are pleased to bring to the market, this well located, 2 storey office building, situated in a great position along the A40.

With ground floor parking of up to 37 spaces, the building spans 9,306 square foot, with a small reception area on the ground floor, a shell & core, open, office space on the first floor spanning circa 4,500sqft with potential for a wide range of uses.

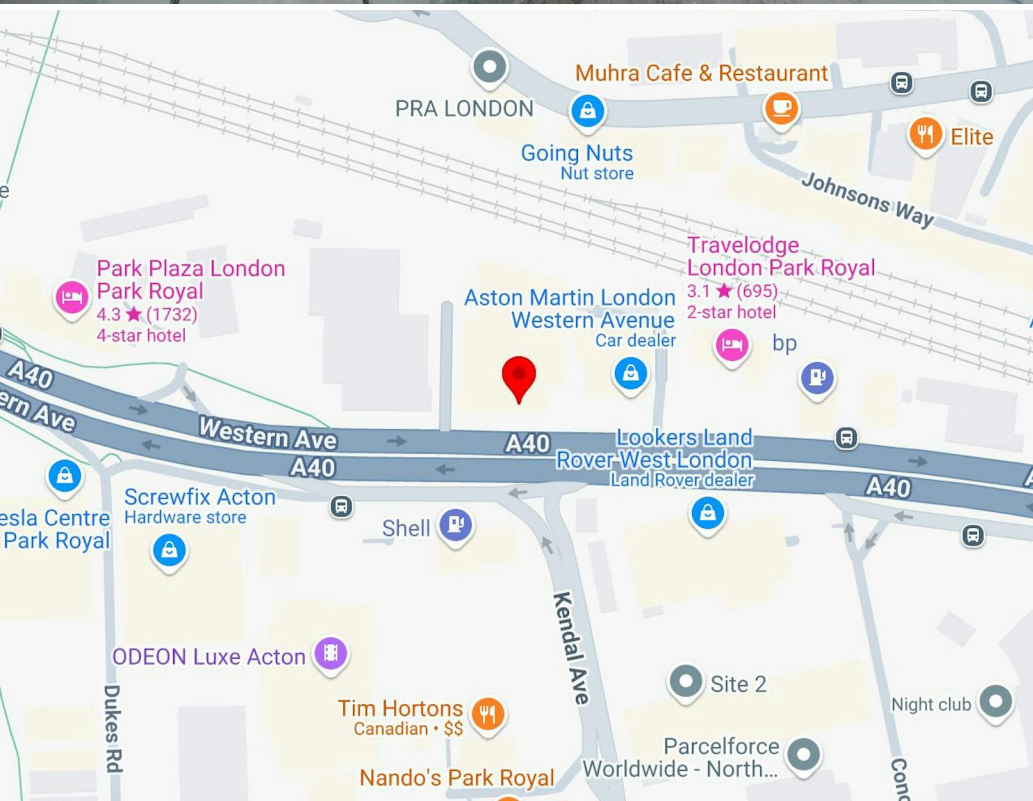
As you head up to the second floor, the space is a newly refurbished, high spec office, boasting a gym, tea point, multiple offices and amazing natural light.

## Location

This building is situated on Western Avenue, one of London's busiest roads allowing for easy access via car as well as fantastic advertisement opportunities targeting the passing traffic.

The nearest underground station is Park Royal (Piccadilly Line) which is only a few minutes walk away.

The premises is surrounded by named brands such as Aston Martin, M&S Simply Foods and Travel Lodge.





# Availability

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<b>Lease</b>	Sublease
<b>Rent</b>	£38,250 - £158,202 per annum
<b>Rates</b>	Enquiries to be made directly with London Borough of Ealing
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC</b>	D (83)

# Contact

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