



31
COLVILLE ROAD
SOUTH ACTON TRADING ESTATE
LONDON W3 8BL

RARE WEST LONDON FREEHOLD VACANT INDUSTRIAL WAREHOUSE
SUITABLE FOR OWNER OCCUPIERS, SELF STORAGE AND DISTRIBUTION



INVESTMENT SUMMARY

- An opportunity to acquire a vacant industrial warehouse located on the established South Acton Trading Estate in Acton, West London
- Situated on Colville Road, between Acton Town Underground Station and South Acton Overground Station
- Strong road communications being close to the A406 North Circular, A205 South Circular and M4 motorway
- Freehold
- Self-contained warehouse building over ground, 1st and 2nd floors totalling approximately 20,585 sq ft (1,912.4 sq m) GIA
- Full vacant possession
- B8 Use Class
- Planning permission for B2 use granted in July 2024 (not implemented)
- Guide Price of **£5,250,000 (Five Million Two Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT
- Capital value of **£255 per sq ft**






LOCATION

The property is located in Acton, which is in West London within London Borough of Ealing. Colville Road is immediately off Bollo Lane, which is approximately 10 minutes' walk from Chiswick High Road (A315). Chiswick Roundabout is approximately 1.5 miles distant to the south west, which provides excellent road communications via the A406 North and A205 South Circular Roads and the A4/M4, leading to the wider national motorway network.

Chiswick High Road (A315) is to the south, providing good retail, restaurant and leisure facilities. Chiswick Park is to the west, providing a major international recognized office campus and to the north is the Acton Gardens development by Countryside Living, providing a major residentially lead urban regeneration project. There are numerous other residential developments being constructed and due to be constructed on the surrounding roads to the subject industrial estate, including the TFL Bollo Lane regeneration which has planning consent for over 900 new homes and a variety of commercial space.

Central London is circa 6 miles to the east and Heathrow is circa 8.5 miles to the west.

Chiswick Park Underground Station (District Line) and Acton Town (Piccadilly and District Lines) are both approximately 0.5 miles from the property. South Acton Mainline Station (Mildmay Line) is within 0.25 miles, circa 5 minute walk, and there are numerous bus routes.

	⇒ South Acton (Mildmay)	0.2 miles
	Acton Town (Piccadilly & District)	0.5 miles
	Chiswick Park (District)	0.6 miles
	Chiswick High Road	0.7 miles
	North Circular Road (A406)	0.8 miles
	Chiswick Roundabout	1.5 miles
	M4 – Junction 2	2.1 miles
	Heathrow Airport	8.5 miles



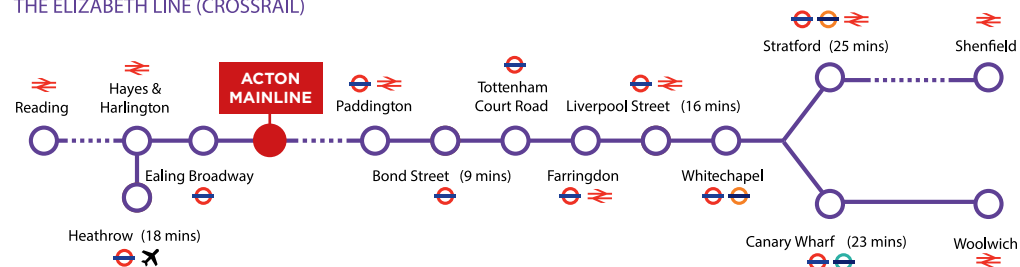
SITUATION

The subject property is situated on the well-established South Acton Trading Estate on Colville Road. The property is situated within a primarily industrial area, with the micro-location being relatively high-density. The industrial area is popular due to its accessibility to Central London, Heathrow and Chiswick, and other London locations.

Nearby occupiers include **Ocado**, **Royal Mail**, **Magenta Self Storage** and **Bespoke Sofa London** plus a variety of local companies.



THE ELIZABETH LINE (CROSSRAIL)



DESCRIPTION

The property comprises a 3 storey self-contained detached industrial warehouse premises, with a single loading door, together with ancillary forecourt and car parking to the front of the building. Over the years, improvements and upgrades have been implemented to the property and today it provides a 'blank canvas' for the next occupier to model for their own purposes.

Floors are of concrete construction and all floors are in stripped out shell condition currently.

The property has both a pedestrian and separate concertina goods loading door at ground floor level, at the front elevation of the property. Windows are sealed unit double glazed.

Internally, the premises has a goods lift providing access to all floors, together with separate staircase access. Eaves height generally vary across the building between 2.7 and 4.8 meters.

Externally, to the front of the property is a forecourt/parking area with designated car parking for 7 vehicles.

The property is not listed and is not located within a Conservation Area.

SPECIFICATION:

- 1 x Goods lift to all levels
- Forecourt with 7 car parking spaces
- Concrete flooring
- Eaves height ranging from 2.7m to 4.8m
- Power - 200kVA
- 1 x loading door
- Current use is B8
- B2 Use Class Granted in July 2024 (not implemented)

SITE AREA

The property has a site area of 0.25 acres.



ACCOMMODATION

The property has the following approximate GIA floor areas:

Unit	Sq M	Sq Ft
Ground	842.35	9,067
First	578.60	6,228
Second	491.46	5,290
Total	1,912.41	20,585

TENURE

Freehold.



For illustrative purposes only.



TENANCY

Full vacant possession.

WEST LONDON INDUSTRIAL MARKET

The Acton and wider West London industrial market is characterised by limited supply of land and buildings, combined with strong demand and upward pressure on rental tone and capital values.

Date	Address	Size (Sq Ft)	Sale Price	Price (psf)
Dec-24	Unit 3 Acton Vale Industrial Park, Acton, W3	2,936	£951,000	£324
Oct-24	Victoria Industrial Estate, Victoria Rd, Acton, W3	14,466	£7,196,867	£498
Sep-24	Unit 24, Sovereign Park, Coronation Rd, NW10	21,537	£7,550,000	£351
Aug-24	Alliance Court, Alliance Rd, W3	14,988	£6,390,170	£426
Aug-24	Western Avenue BP, Mansfield Rd, W3	23,297	£9,438,765	£405
Jul-24	Network House & 2-10 Roslin Road, Acton, W3	26,685	£6,825,000	£255
Apr-24	1 Minerva Rd, NW10	15,404	£4,445,000	£289
Apr-24	45-47 Standard Rd, NW10	10,588	£3,000,000	£283

SOUTH ACTON TRADING ESTATE & LOCALITY



EPC

The property has an EPC rating of C (58)

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price.

INSPECTIONS

All inspections must be made by appointment via Finn & Company or Vokins.

ANTI MONEY LAUNDERING POLICY

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy.

PROPOSAL

Guide Price of **£5,250,000 (Five Million Two Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT. This provides a **capital value of £255 per sq ft.**



CONTACT

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