

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.

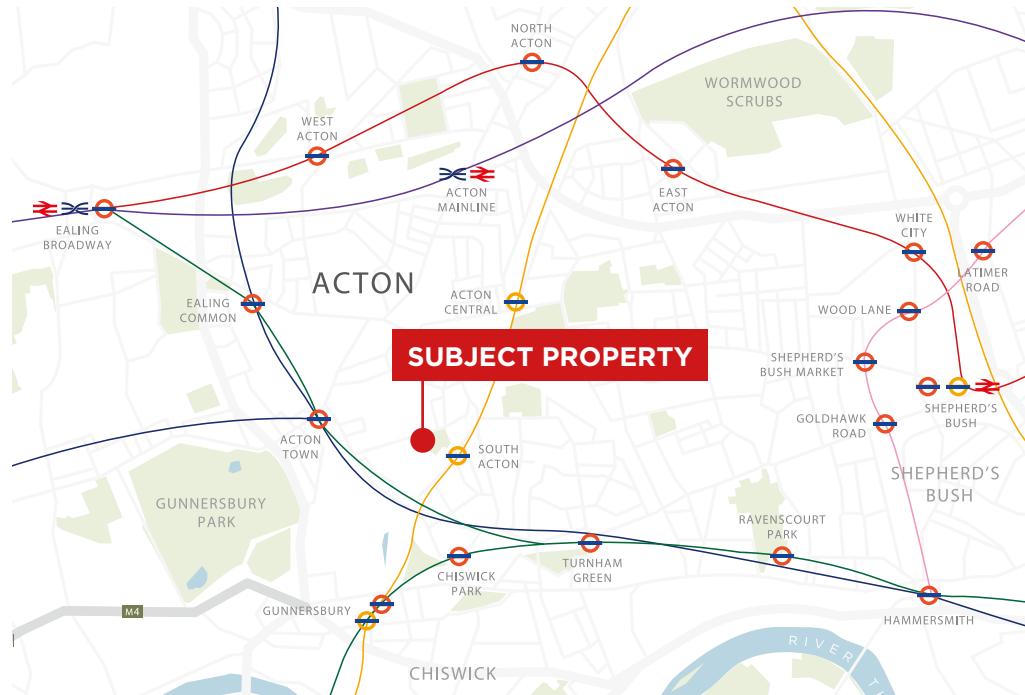
  South Acton (Mildmay)	0.2 miles
  Acton Town (Piccadilly & District)	0.5 miles
  Chiswick Park (District)	0.6 miles
 Chiswick High Road	0.7 miles
 North Circular Road (A406)	0.8 miles
 Chiswick Roundabout	1.5 miles
 M4 – Junction 2	2.1 miles
 Heathrow Airport	8.5 miles



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.



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)

INSPECTIONS

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

VAT

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

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

Strictly via joint agents. For further information please contact:

Tom Kerins
Director
tom@finnandcompany.co.uk
07821 428 084

Josh Allan
Investment Surveyor
josh@finnandcompany.co.uk
07549 941 979

Charles Curtis
Partner
charles@finnandcompany.co.uk
07890 036 270



John Vokins
Partner
j.vokins@vokins.co.uk
020 8400 8895

Jonty Torr
Commercial Agent
j.torr@vokins.co.uk
020 8400 8898

Nick Train
Commercial Agent
n.train@vokins.co.uk
020 8400 8889



Misrepresentation Act: Finn & Company & Vokins Chartered Surveyors for themselves and for the vendors of these properties whose agent they are give notice that: 1. These particulars do not constitute, nor constitute any part of the offer for sale or contract for sale. 2. All statements contained in these particulars as to these properties are made without responsibility on the part of Finn & Company & Vokins Chartered Surveyors or the vendors or lessors. 3. None of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact. 4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to locate the properties. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the interest to be disposed of. Where location plans are based on Ordnance Survey maps this is with the consent of HM Stationery Office, Crown Copyright Reserved. 6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale. 7. Any properties or drawings of the relevant properties or part thereof or the neighbouring areas may not depict the properties or the neighbouring areas at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the properties and neighbouring areas. 8. Finn & Company & Company & Vokins Chartered Surveyors have not measured the properties and have relied upon clients information. Therefore Finn & Company & Company & Vokins Chartered Surveyors give no warranty as to their correctness or otherwise and the purchasers must rely on their own measurements. 9. All terms quoted are exclusive of value added tax unless otherwise stated. 10. The vendors do not give and neither Finn & Company & Company & Vokins Chartered Surveyors nor any person in their employment has any warranty whatsoever in relation to these properties. 11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. 12. These details were prepared as of **APRIL 2025**.