



## TO LET

**Warehouse/Light Industrial Unit**  
2,400 SQ FT (222.97 SQ M)

**Unit P01, Acton Business Centre,  
School Road, Park Royal, London  
NW10 6TD**

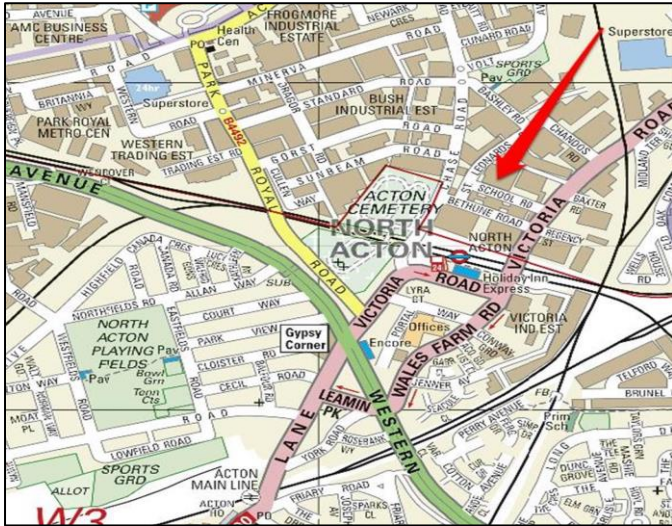
- Flexible Terms Available
- 24 Hour Access & Security
- Internal Repairing and Insuring Lease
- Direct Access to A40 Western Avenue



2013  
**Property Awards**  
FINALIST

## LOCATION

The property is situated on School Road, with links to the A40 at Gypsy Corner via the A4000, approximately 1 mile to the south which in turn provides convenient access to both central London to the east and the M40 and M25 motorways to the west. The North Circular (A406) is accessed via the A404 to the north west of the property. Harlesden Underground station (Bakerloo line), North Acton Underground station (Central line) and Acton Main Line station (Overground line & forthcoming Crossrail line) are within 1 mile of the subject property.



SAT NAV REF: **NW10 6TD**

## DESCRIPTION

A range of various offices / studios / light industrial units available on flexible terms.

## AMENITIES

- Roller shutter
- Lighting
- Concrete floor
- Communal WC's
- Parking
- 3 Phase power
- Estate CCTV
- 24/7 Access

## ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	2,400	222.97
<b>Total (GIA)</b>	<b>2,400</b>	<b>222.97</b>

All measurements are based on an approximate gross internal area

## TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## PRICING

Rent per annum (Inclusive of service charge)
<b>£59,322</b>

All prices are subject to VAT

## BUSINESS RATES

Interested parties are advised to contact the London Borough of Ealing to obtain this figure.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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