

# TO LET.



**333A Western Avenue, Acton W3 0BE.**

**Storage / Warehouse Premises – 20,861 sq ft (1,938 sq m).**



## Property Features.

- Potential for short term occupation
- Located close to the A40 (Western Avenue)
- Clear span accommodation
- 3.67m clear height
- 4 level loading doors
- Secure yard
- Ample car parking
- Kitchenette / welfare
- Low cost storage opportunity



# Location.

The property is located on the south side of the A40 (Western Avenue) just 8.8 miles west of Central London. The A40 provides direct access to the A406, M1, M40 and M25 to the west. Immediate access is via the A40 westbound carriageway and by Mansfield Road to the rear. Public transport is well provided for with a number of nearby stations - Park Royal Station (Piccadilly Line) 0.6 miles, West Acton Station (Central Line) 1 mile and Acton Mainline (Great Western to Paddington) 1.3 miles.

# Description.

333A Western Avenue comprises an older style, brick built, semi-detached property benefiting from:

- 3.67m clear height
- 4 level loading doors
  - x1 electric roller door 8.6m wide x 3.47m high
  - x2 manual concertina doors 5.3m wide by 3.23n high (one not operational)
  - x1 electric roller door 5.3m wide by 3.23n high
- Perimeter warehouse lighting
- Fitted ground floor partitioned offices
- Kitchenette / welfare facilities
- Warehouse WC's
- 42 car parking spaces
- Fenced and gated yard

# Accommodation.

	Sq Ft	Sq M
Warehouse	19,651	1,825.6
Ground Floor Office	1,210	112.4
<b>TOTAL</b>	<b>20,861</b>	<b>1,938</b>

All areas are approximate gross internal.





## Rates.

The property has a rateable value of £97,500 and is described as “workshop & premises”. All interested parties should make enquiries with Ealing Local Authority.

## EPC.

C - 74

## Terms.

333A Western Avenue is available by way of either a new sub lease until December 2023 or longer until December 2028, subject to a Landlord's option to determine in December 2023. The Landlord's break may be open to negotiation. All sub leases will be outside the Security of Tenure provisions as contained within the Landlord & Tenant Act 1954.

## VAT.

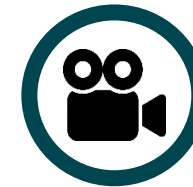
Rent is subject to VAT.

## Due Diligence.

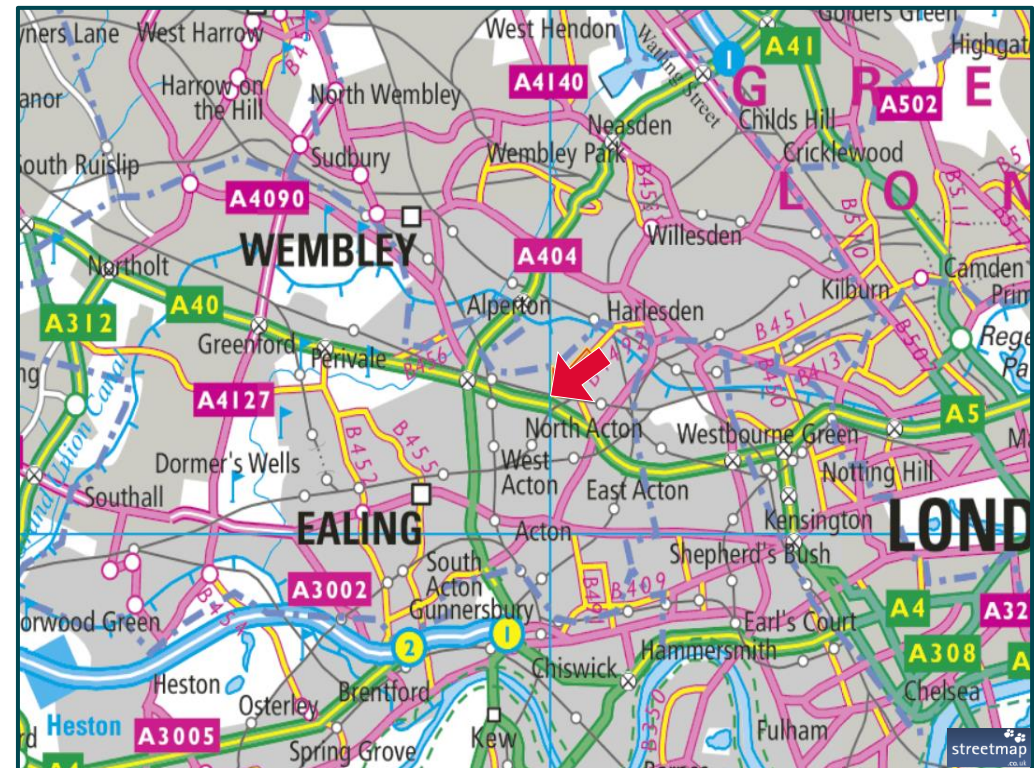
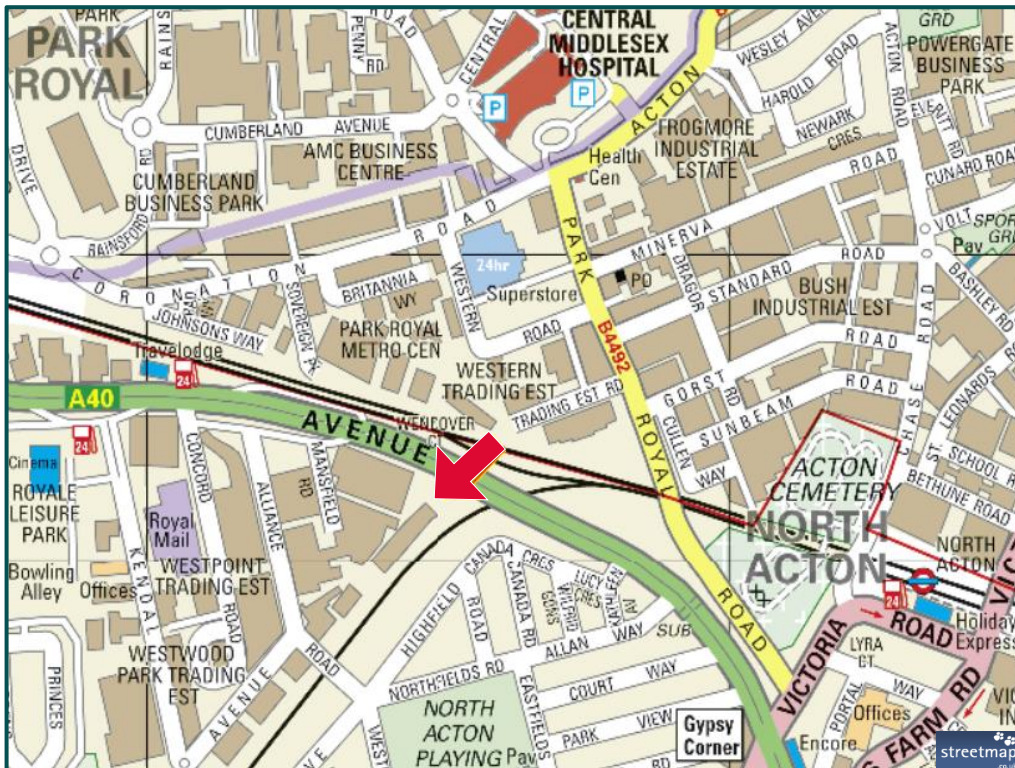
Any interested party will be required to provide the agent and landlord with company information to comply with anti-money laundering legislation.

## Legal Costs.

Each party to bear their own legal costs.



For a video walk through of the premises please click on the following link:  
<https://youtu.be/kGdwKmkTl1I>



# Contact.

Quoting rent available upon request. For further information, or to arrange a viewing, please contact the sole agents.



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## SUBJECT TO CONTRACT

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Particulars dated March 2022. Photographs dated 2<sup>nd</sup> September 2020 and Video dated January 2021.

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