



Land On The East Side Of Western Avenue, 8 Rosebank Way, Acton W3 6TT

TO LET

Open Storage Land with Highly
Prominent Advertising Hoarding

**0.31 Acres
(0.13 Hectares)**

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DESCRIPTION

The property comprises 0.31 acres / 0.12 hectares of storage compound with advertising hoarding. The site was formally used as a bus depot for TFL and as such has a Sui Generis (Bus Depot / Garage) planning consent use. It can, therefore, be utilised as storage.

Vehicular access to the Property is from Rosebank Way only, a one way street and therefore there is no access off the A40 directly onto the site, however, when existing the site there is a left turn only onto the A40.

- ✔ Single phase electricity
- ✔ Water connection
- ✔ Securely fenced
- ✔ Compressed hard stand surface
- ✔ Highly prominent from the A40
- ✔ Advertising hoarding (available by separate agreement)



LOCATION

The site is located off Rosebank Way which is 10.9 km west of Central London within the London Borough of Ealing, largely fronting Western Avenue (A40) and adjacent to the Gypsy Corner road interchange. This provides ease of access to North Acton and Old Oak/Park Royal Industrial area.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Storage Compound	0.31	0.13
Total	0.31	0.13

VAT

All rents are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

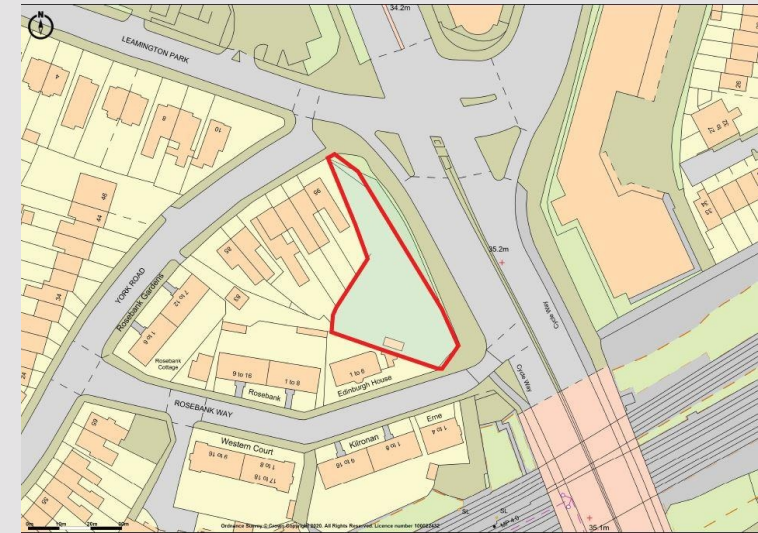
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The property has a Rateable Value of £33,000. Interested parties are advised to enquire through Ealing Borough Council.

TERMS

Storage land (only) rental £89,950 PAX. Highly prominent advertisement hoarding 7.5m x 6.0m, rental available upon application.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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