

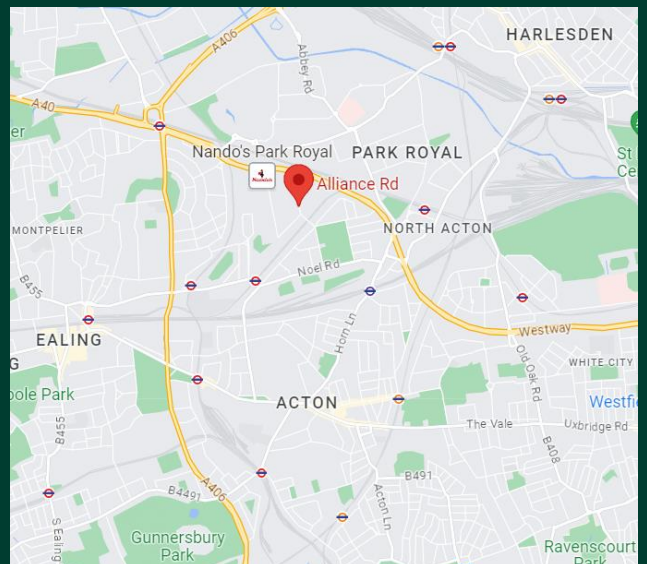
## Unit 1 Westpoint Trading Estate

11,565 sq ft Warehouse / Industrial Unit

Alliance Road, Acton, W3 0RA



- Recently Refurbished
- 5.5m eaves height
- One Level Access Loading Door
- Three Phase Electricity
- Lighting throughout warehouse
- Ground & first floor offices
- Allocated parking
- Good access to major road networks – A40, M4, M40, M1 and M25



## Location

Westpoint Trading Estate is located on Alliance Road which is accessed via Western Road (A40), within an established industrial area in Acton, West London. The A40 provides excellent access to Central London (8 miles), the M4 (4 miles), the M40 (10 miles), the M1 (5 miles), the M25 (11.5 miles) and the wider national motorway network. Heathrow Airport is situated within 10 miles to the West. The estate is located close-by to 3 London Underground stations; Park Royal (Piccadilly Line), North Acton and West Acton (Central Line), as well as Acton Main-Line Station



## Description

The property comprises an industrial unit of steel portal frame construction with part brick and part clad elevations. Externally, the property benefits from a loading area and allocated parking.

This property has recently undergone refurbishment.

Unit	Size (sq ft)
Ground Floor Warehouse	9,994
Offices (1 <sup>st</sup> and 2 <sup>nd</sup> Floor)	1,571
Total	11,565

## Terms / Rent

The property is available via a leasehold assignment / sub-let of the existing lease, expiring 29/07/2028.

The current Passing Rent is £250,00 pa (£21.62 psf)

## EPC

Available upon request

## Viewing and further information

Strictly by prior arrangement with the sole agents.



## Contact Us

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