



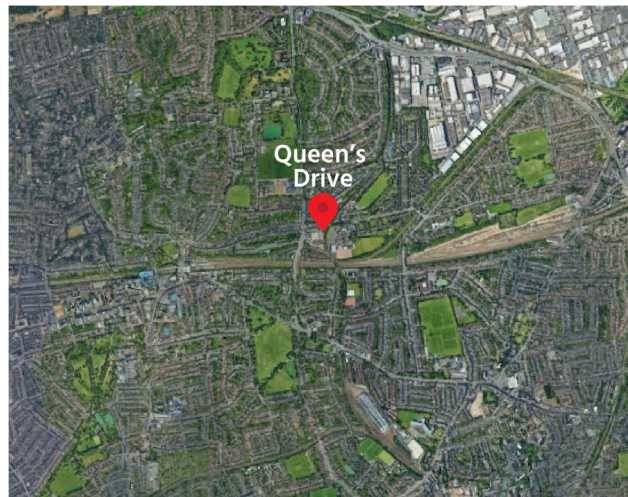
SITE AT QUEEN'S DRIVE, EALING, W5 3HY

SITE AREA: 90,167 SQ. FT (2.07 ACRES)

OPPORTUNITY FOR SHORT TERM OPEN STORAGE USE – SUITABLE FOR A RANGE OF USES



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Location

The subject property is located off Queen's Drive, Ealing within a predominantly residential area. The site is accessed via the entrance road that runs between the railway at the Greystoke pub. The site is bound on the southern and eastern elevation by the railway, Shell/Little Waitrose garage and commercial offices on the western elevation and the parking lane separates the site from the retail/residential on Queen's drive. Transport links to the site are strong, with both North Ealing Station (Piccadilly Line) and A406 North Circular only 1 minute from the site.

Description

The site comprises a self-contained site with a single industrial/warehouse unit and separate office unit. The remainder of the site is surfaced in nature, benefiting from perimeter fencing, lighting throughout, CCTV and a manual gated access. The two storey office building has the benefit of 360 degree circulation.

Specification

- Self contained secure site
- 2.07 acre regular shaped site
- 38% site cover
- Strong connectivity to both public and private transport

Floor area

Buildings Total: approx. 34,500 sq. ft
Site Area: 90,167 sq. ft (2.07 acres)
 Low site cover of approx. 38%

Drive times

North Ealing Station	1 mins	0.1 miles
A406 North Circular	1 mins	0.1 miles
Park Royal	8 mins	2 miles
M4 Chiswick Flyover	9 mins	2.1 miles

Business rates

Available upon request.

Rent

On application.

Terms

A new lease is available by arrangement, further details available from Gerald Eve.

Viewings

For further information about the building or to arrange a viewing please contact the agents Gerald Eve.

Contact

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