

TO LET

3 TRADE COUNTER | WAREHOUSE UNITS

FROM 5,967 – 23,304 SQ FT (554.4 – 2,165 SQ M)

NEWLY REFURBISHED - AVAILABLE NOW

# WAVE | TRADE PARK

CONCORD ROAD | ACTON | W3 0TE



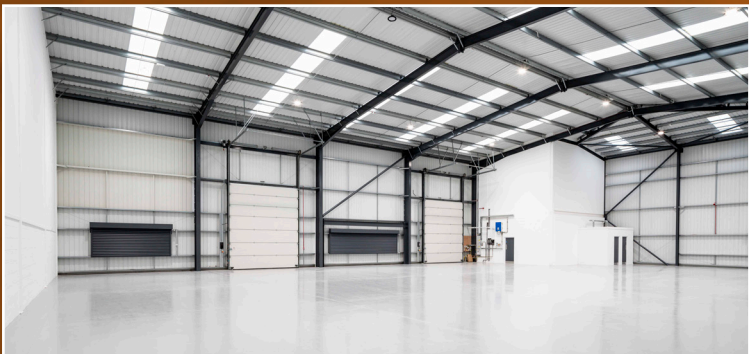
W3



## ACCOMMODATION

AREA SCHEDULE | GEA

Unit 1	sq m	sq ft
<b>Ground Floor</b>		
Warehouse & Ancillary	909.7	9,792
First Floor Offices	59.9	645
<b>Total</b>	<b>969.6</b>	<b>10,437</b>
<b>Unit 2</b>		
<b>Ground Floor</b>		
Warehouse & Ancillary	585.1	6,298
First Floor Offices	55.9	602
<b>Total</b>	<b>641.0</b>	<b>6,900</b>
<b>Unit 3</b>		
<b>Ground Floor</b>		
Warehouse & Ancillary	497.5	5,355
First Floor Offices	56.9	612
<b>Total</b>	<b>554.4</b>	<b>5,967</b>
<b>Unit 4</b>	<b>LET</b>	
	446.5	4,806
<b>Unit 5</b>	<b>LET</b>	
	460.0	4,952
<b>OVERALL TOTAL</b>	<b>3,071.5</b>	<b>33,062</b>

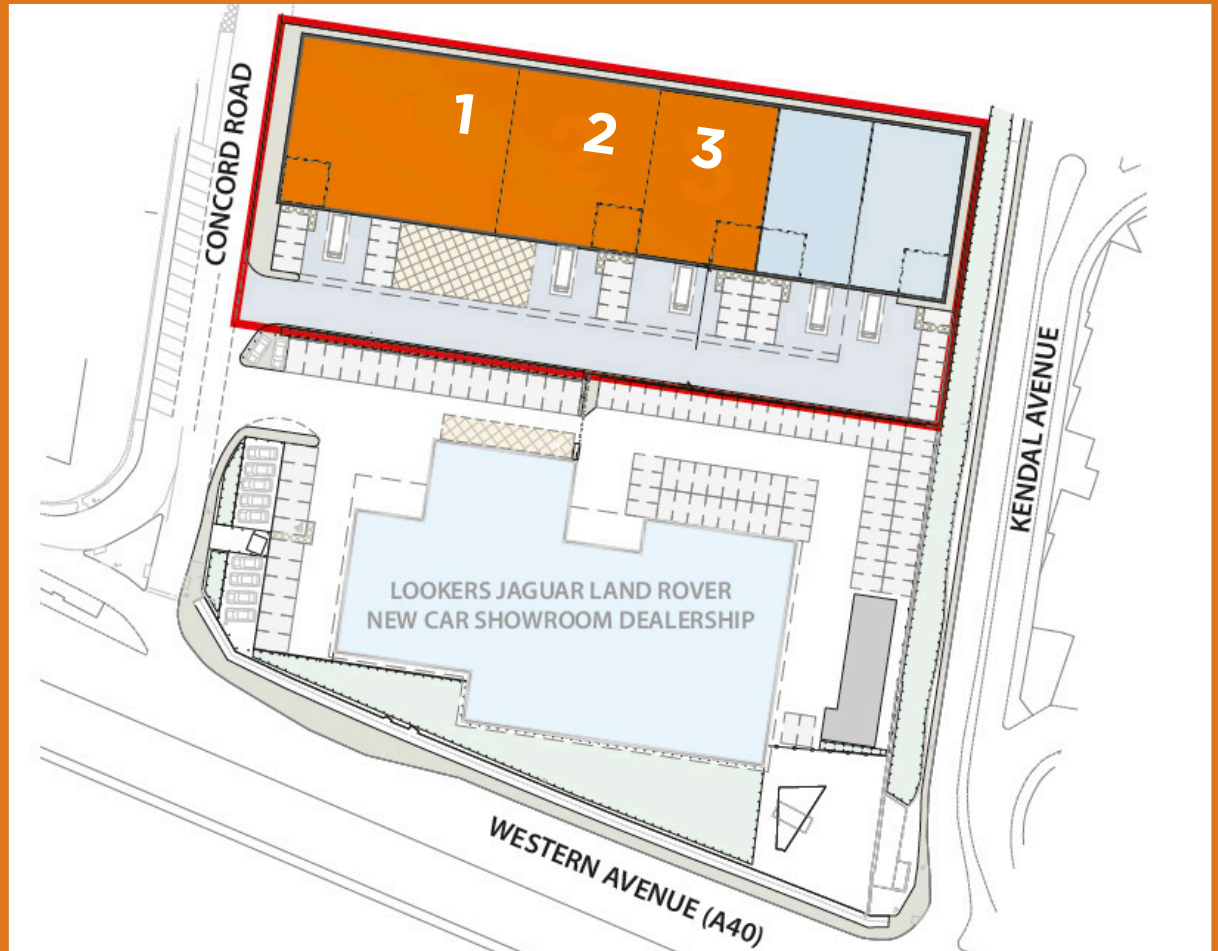


## SPECIFICATION

The units benefit from the following key features:

- Original specification developed to BREEAM Very Good
- EPC Rating of A
- Fitted out office accommodation at first floor
- Electric roller shutter doors
- 7.5m eaves height
- 37.5 kN per sq m floor loading
- Dedicated car parking spaces to the front of each unit
- Photovoltaics to roof

WAVE TRADE PARK  
CONCORD ROAD FACTORY W9 9TE





# WAVE TRADE PARK

CONCORD ROAD | ACTON | W3 0TE



PARK ROYAL INDUSTRIAL AREA

A40

B&Q

RENAULT

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Shell

ROYAL LEISURE PARK

A40

PARK ROYAL TUBE

WAVE TRADE PARK  
CONCORD ROAD | ACTON | W3 0TE

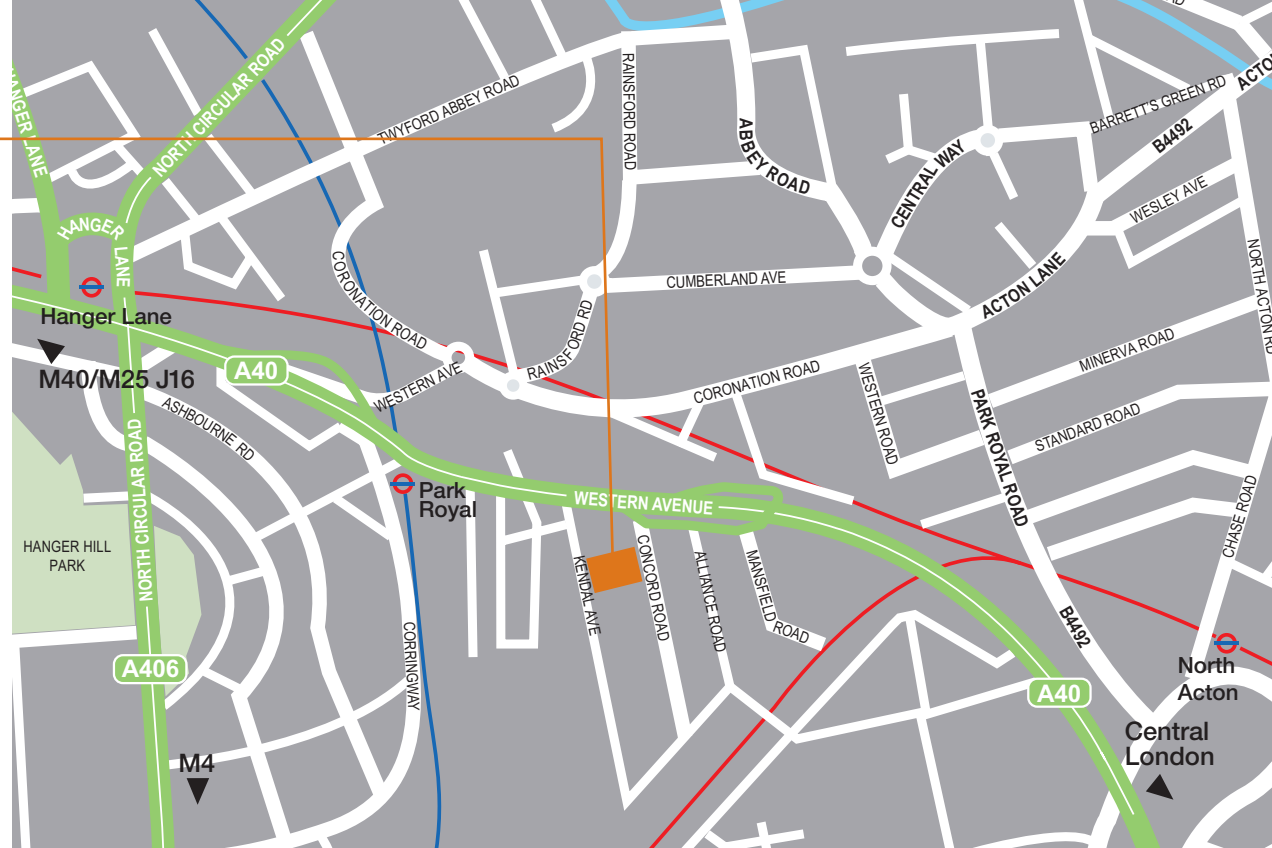
A development of three trade counter/ warehouse units in an established and prominent West London location



## LOCATION

W.AVE Trade Park is located in an established commercial location on Concord Road, just off the A40 Western Avenue in Acton. The A40 provides direct access eastbound into Central London or westbound to the A406 North Circular Road at Hanger Lane.

The scheme is well served by public transport with both Park Royal (Piccadilly Line) and West Acton (Central Line) underground stations within half a mile.



## FURTHER INFORMATION

For further information about the scheme, or to discuss a potential requirement, please contact the joint agents.

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**020 3296 3000**  
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DISTANCES	MILES
A406 HANGER LANE	0.5
M4 JUNCTION 1	4
M1 JUNCTION 1	5
CENTRAL LONDON	6
M40 JUNCTION 1	10
M25 JUNCTION 16	10
HEATHROW AIRPORT	12

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