

# WESTERN AVENUE BUSINESS PARK

UNITS 4-6

LONDON W3 0TG



TO LET

TWO MODERN INDUSTRIAL WAREHOUSE UNITS  
AVAILABLE TO LET INDIVIDUALLY OR JOINTLY

**3,899 - 11,957 SQ FT**  
(362 - 1,110 SQ M)

# DESCRIPTION

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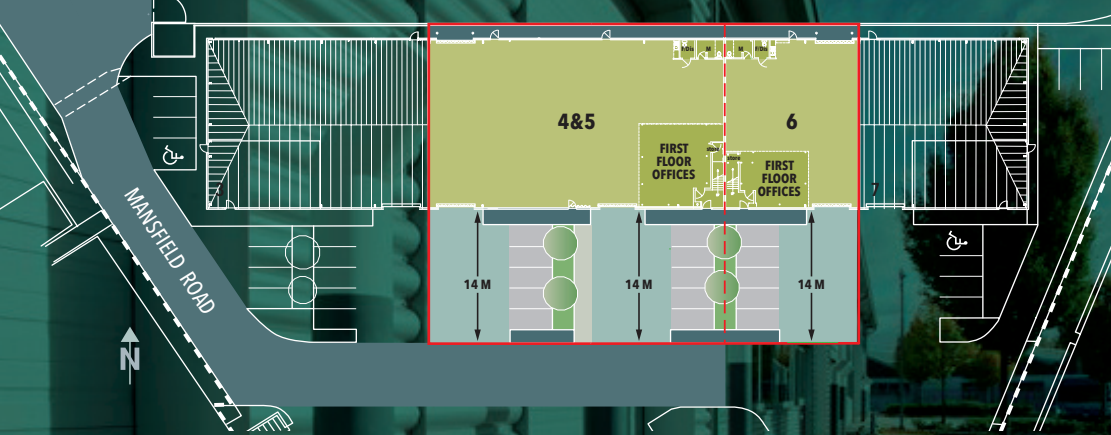
The units have been constructed to a high standard and are of steel portal frame construction with pitched roofs and profile sheet cladding to the elevations.

The premises benefit from:

- 6.2m eaves
- Dedicated car parking spaces
- Electric Vehicle charging points
- Fitted out office accommodation at first floor
- LED lighting
- EPC Rating of A
- Units 4&5 have 2 electric level access doors
- Unit 6 has 1 electric level access door
- Units may be let individually or as a whole



Unit 4 & 5



### UNIT 4&5

Warehouse	7,045 sq ft	(654 sq m)
First floor offices	1,013 sq ft	(94 sq m)

<b>TOTAL GEA</b>	<b>8,058 sq ft</b>	<b>(748 sq m)</b>
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### UNIT 6

Warehouse	3,220 sq ft	(299 sq m)
First floor offices	679 sq ft	(63 sq m)

<b>TOTAL GEA</b>	<b>3,899 sq ft</b>	<b>(362 sq m)</b>
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# UNITS 4-6

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### DRIVE TIMES

	mins	miles
M25 / J16	21	11.6
Heathrow Airport	32	14.8
Central London	38	8.5

### RAIL LINKS

	mins	miles
Park Royal 	2	0.6
Acton  	6	1.2
North Acton 	8	1.5



Unit 6

### TERMS

The units are available to let on a new FRI Green Lease for a term to be agreed.

### VIEWINGS

For further information or to arrange a viewing contact the joint letting agents.

### LOCATION

Local occupiers in this well established distribution and retail warehouse location include:



Western Avenue Business Park is ideally situated just off of Western Avenue (A40), which provides quick and easy links into Central London, Heathrow Airport, M25 and motorway network. Both London Underground and National Rail/Elizabeth Line stations are also nearby.



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Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agent nor their client guarantee it's accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2023.

Designed by  
**HEKTA**

LOCATION