

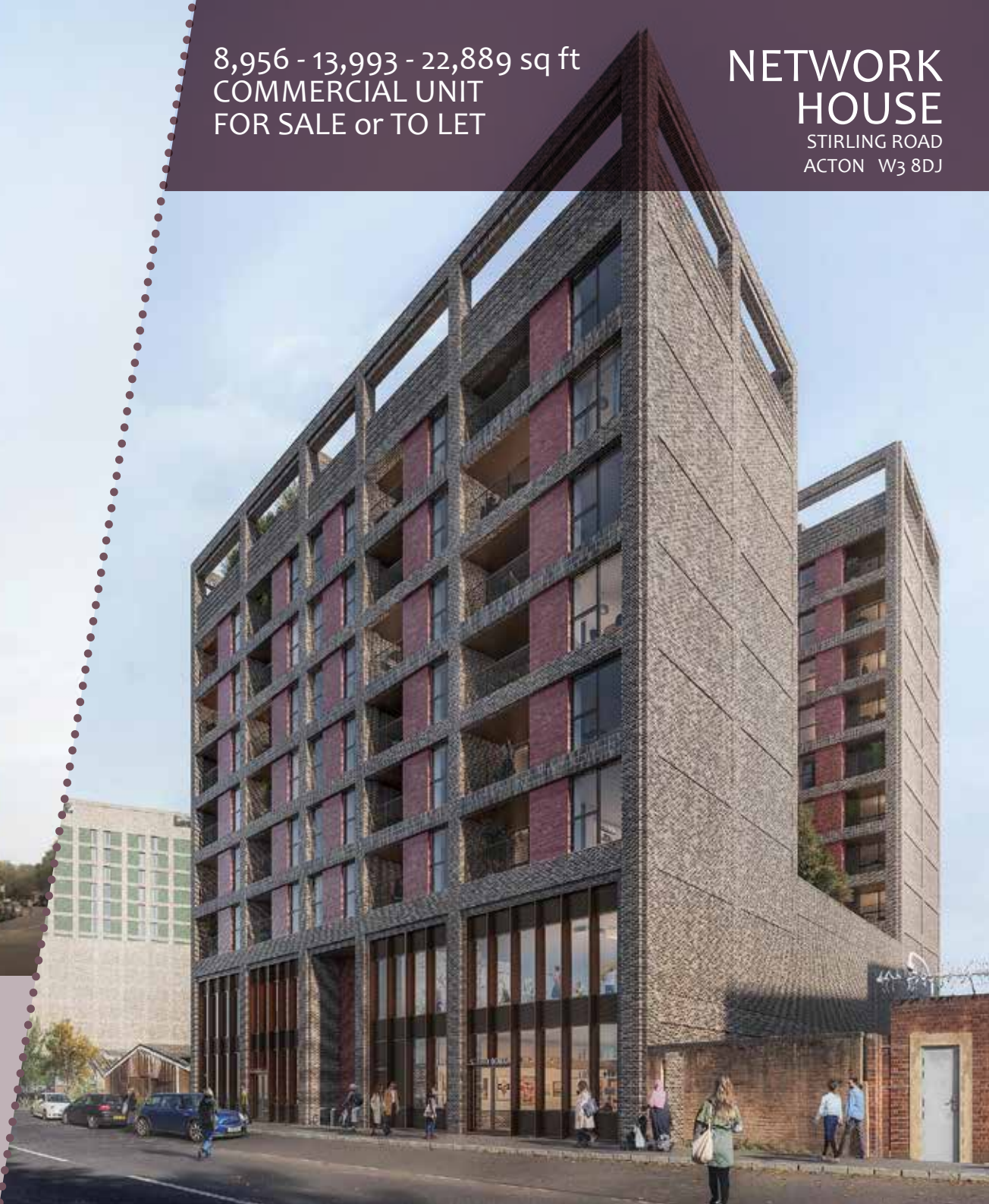


2-10  
ROSLIN  
ROAD  
ACTON W3 8DH

3,746 sq ft  
COMMERCIAL  
UNIT FOR SALE  
or TO LET

8,956 - 13,993 - 22,889 sq ft  
COMMERCIAL UNIT  
FOR SALE or TO LET

NETWORK  
HOUSE  
STIRLING ROAD  
ACTON W3 8DJ





# LOCATION

The properties are situated on Roslin Road and Bollo Lane in Acton W3. Bollo Lane connects with Chiswick High Road (A315), via Acton Lane to the south, and with the North Circular Road (A406) via Gunnersbury Lane, to the north.

Acton Town (Picadilly Line) and Chiswick Park (District Line) Station are both within walking distance. All the amenities, bars, shops and restaurants of Chiswick High Road are within 0.5 miles of the properties.

02 The Bollo Pub



06 High Road (Soho House)



16 La Trompette



18 Gails Bakery



## Transport links

Hammersmith .....	14 mins
Earls Court .....	15 mins
Richmond.....	18 mins
Victoria .....	28 mins
Paddington .....	30 mins
Waterloo .....	31 mins
Kings Cross St Pancras .....	36 mins
Heathrow Terminals 1-3.....	38 mins

Source: citymapper.com

## Stations

**SOUTH ACTON** - Overground  
0.3 miles, 5 minute walk.

**ACTON TOWN** - Underground  
(District & Piccadilly Line)  
0.4 miles, 6 minute walk.

**CHISWICK PARK** -  
Underground  
(District & Piccadilly Line)  
0.6 miles, 11 minute walk

**GUNNERSBURY** Overground &  
Underground (District Line)  
0.7 miles, 12 minute walk.

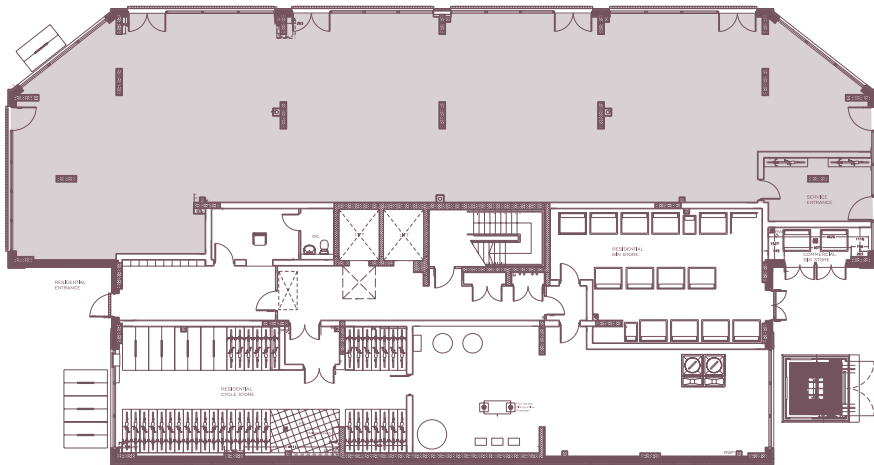
# ACCOMMODATION

## DESCRIPTION

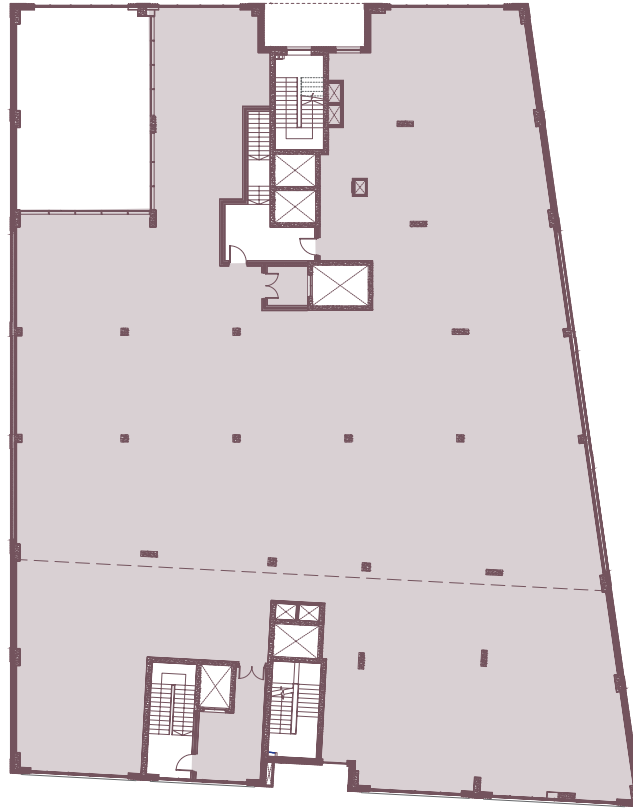
The properties are arranged over the ground and first floors of mixed use development that will comprise this commercial element and 149 flats on the upper floors. The ground and first floors of the commercial element of the property will be delivered to a shell and core specification.

## 2-10 ROSLIN ROAD

ground floor  
3,746 sq ft



first floor  
13,993 sq ft



## NETWORK HOUSE

ground floor  
8,956 sq ft



# IN DETAIL

## GUIDE PRICE

See table below

## RENT

£18 to £24.5 per sq ft,  
see tables below

## SERVICE CHARGE

To be confirmed

## BUSINESS RATES

To be assessed

## TENURE

Long leasehold 999 years.

## TERMS

A new lease is available from the  
freeholder for a term to be agreed

## EPC

To be assessed



## 2- 10 Roslin Road

FLOOR	SQ FT	SQ M	RENT PER SQ FT	GUIDE PRICE
Ground	3,746	348	£24.50	£1,315,000

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure March 2023

Network House reception CGI

## Network House Stirling Road

FLOOR	SQ FT	SQ M	RENT PER SQ FT	GUIDE PRICE
Ground	8,956	832	£21	£2,510,0000
First	13,993	1,300	£18	£3,360,000
TOTAL	22,889	2,132		£5,870,000

## 2- 10 Roslin Road & Network House

TOTAL	26,695	2,480		£7,185,000
-------	--------	-------	--	------------

## CONTACTS

**LUKE STOREY**  
l.storey@vokins.co.uk

**JONTY TORR**  
j.torr@vokins.co.uk



**SHAUN WOLFE**  
swolfe@frostmeadowcroft.com  
www.frostmeadowcroft.com

**frost**  
meadowcroft  
020 8748 1200