

3 Trade Counter | Warehouse Units

TO LET / TO BE REFURBISHED  
TO ORIGINAL SPECIFICATION

from 5,967 – 23,304 sq ft (554.4 – 2,165 sq m)

**WAVE** | **TRADE  
PARK**  
CONCORD ROAD | ACTON | W3 0TH



PHOTOGRAPHY SHOWS ORIGINAL SPECIFICATION FOR INDICATIVE PURPOSES ONLY

## ACCOMMODATION

AREA SCHEDULE | GEA

Unit 1	sq m	sq ft
Ground Floor		
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>		
Ground Floor		
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>		
Ground Floor		
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> LET	446.5	4,806
<b>Unit 5</b> LET	460.0	4,952
<b>OVERALL TOTAL</b>	<b>3,071.5</b>	<b>33,062</b>



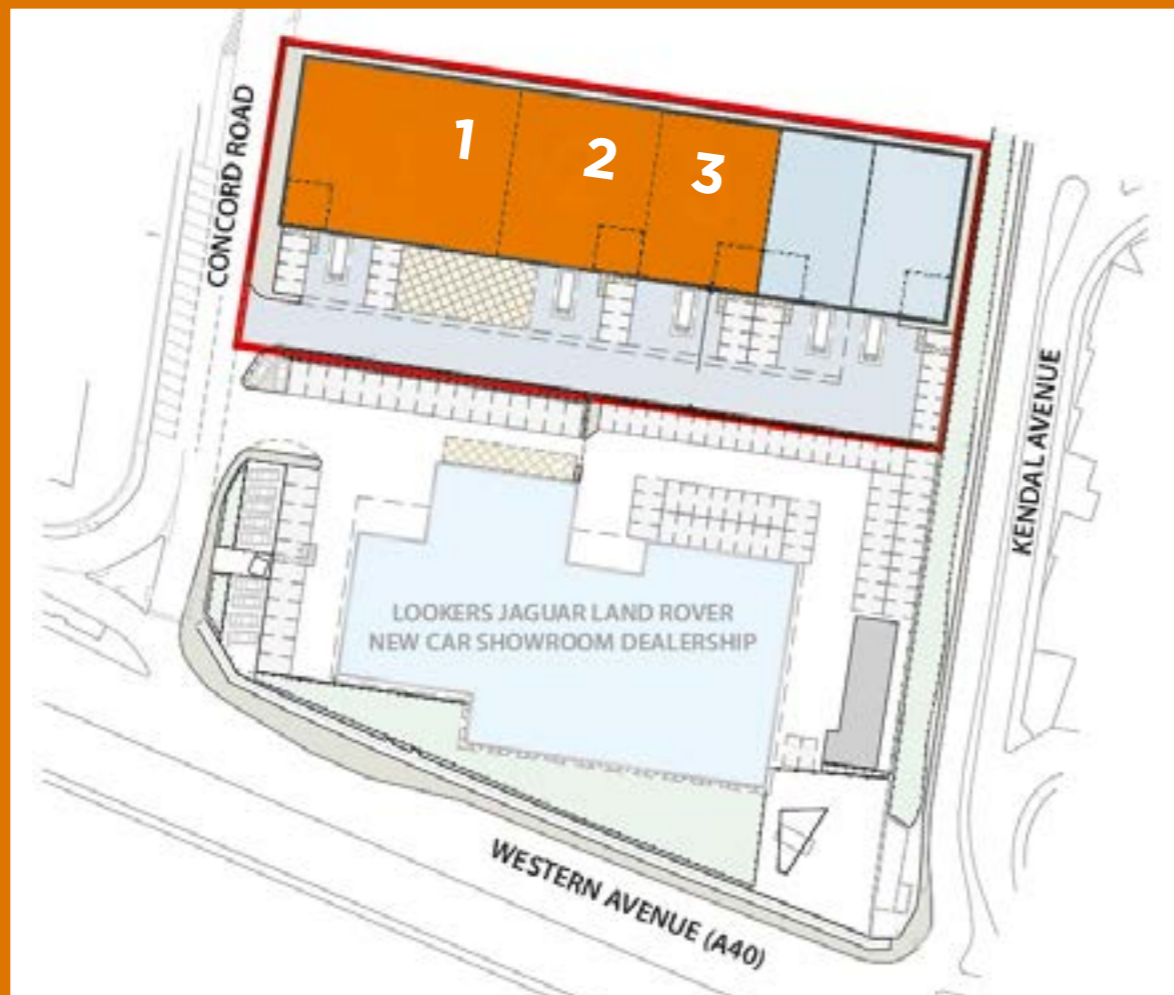
WAVE TRADE PARK  
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## ORIGINAL SPECIFICATION

The units benefit from the following key features:

- BREEAM Very Good
- EPC Rating of A
- Clear span warehouse space
- Curtain wall glazing
- Fitted out office accommodation at first floor
- Electric roller shutter doors
- 7m eaves height
- 37.5 kN per sq m floor loading
- Dedicated car parking spaces to the front of each unit



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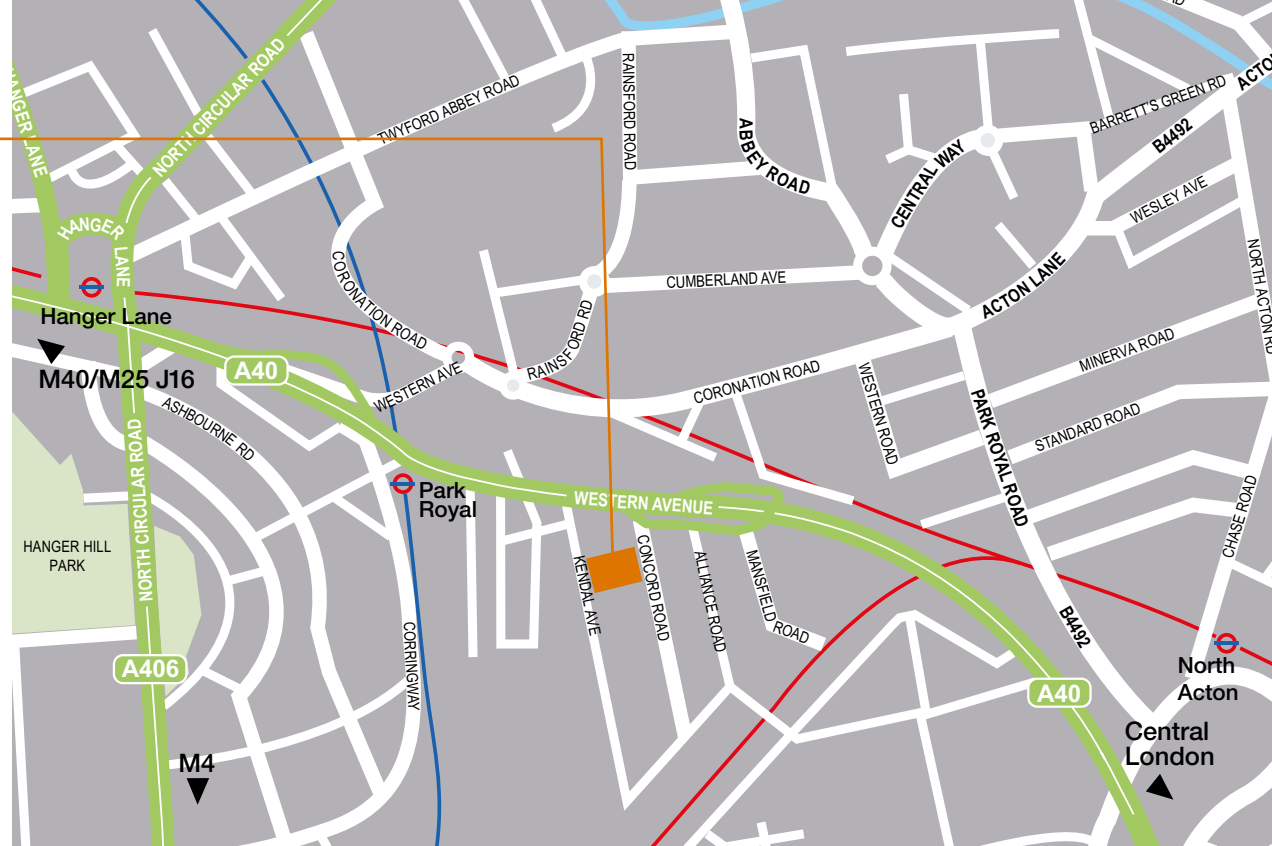
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A development of three trade counter/ warehouse units in an established and prominent West London location

## 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.

A new development by:



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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