



Unit 22

Westwood Park Trading Estate, London, W3 0TH

Large industrial / warehouse unit arranged over the ground floor with office accommodation available on the ground and first floor.

12,086 sq ft

(1,122.83 sq m)

- Large yard / car park to the front of the premises
- Concertina loading door
- 5.5m eaves
- Concrete floor
- Kitchen & staff room
- First and ground floor offices
- Three phase power
- LED Lighting

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Summary

Available Size	12,086 sq ft
Rent	£25.00 per sq ft
Rates Payable	£71,357 per annum
Rateable Value	£143,000
Service Charge	£3,682.76 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

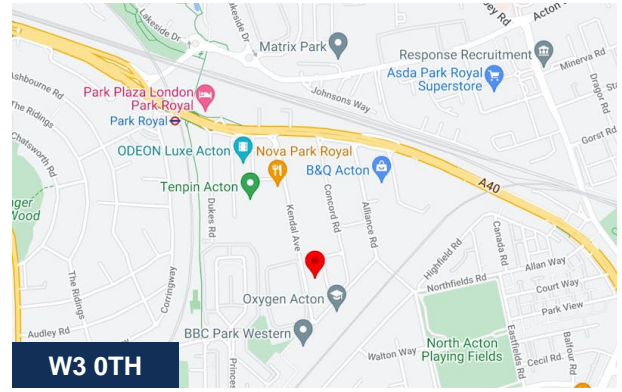
Name	sq ft	sq m	Availability
Unit	12,086	1,122.83	Available
Total	12,086	1,122.83	

Description

The property comprises ground floor light industrial / warehouse accommodation with ground and first floor ancillary office space. To the front of the unit there is allocated parking and a full height roller shutter. The unit also has the benefit of fitted W/C's and 3 phase power.

Location

The property is located at the southern end of Concord Road which can be accessed directly off the westbound carriageway of the A40 Western Avenue. Park Royal Station (Piccadilly Line), West Acton (Central Line) and Act on Main Line (Elizabeth Line) are close by providing easy access to central London and the surrounding areas. There are numerous bus routes operating locally.



Viewing & Further Information



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