

UNIT 2 & 3 OLD OAK COMMON LANE

Acton, London **W3 7DX**

TO LET



2,511 - 5,025 SQ FT
(233 - 467 SQ M)

Self Contained Warehouse Units With Excellent
Roadside Prominence & Large Secure Yards

**Lambert
Smith
Hampton**

Unit 2 & 3 Old Oak Common Lane, W3 7DX

Description

Units 2 and 3 comprise 5,025 sq. ft (GEA) of self contained industrial space designed to meet modern operational requirements. Each unit features 1x electric level access loading door (2 total), a clear internal height of approximately 4.9 metres, ground floor office accommodation and WC facilities.

The units feature a shared large, secure yard with gated access onto Old Oak Common Lane.

Specification

- Approximately 4.9m eaves
- 1 Level Access Loading Door Per Unit (2 Total)
- Large Secure Yard with Gated Access
- 0.5 Miles From New Old Oak Common HS2 Depot
- Excellent Roadside Prominence onto Old Oak Common Lane



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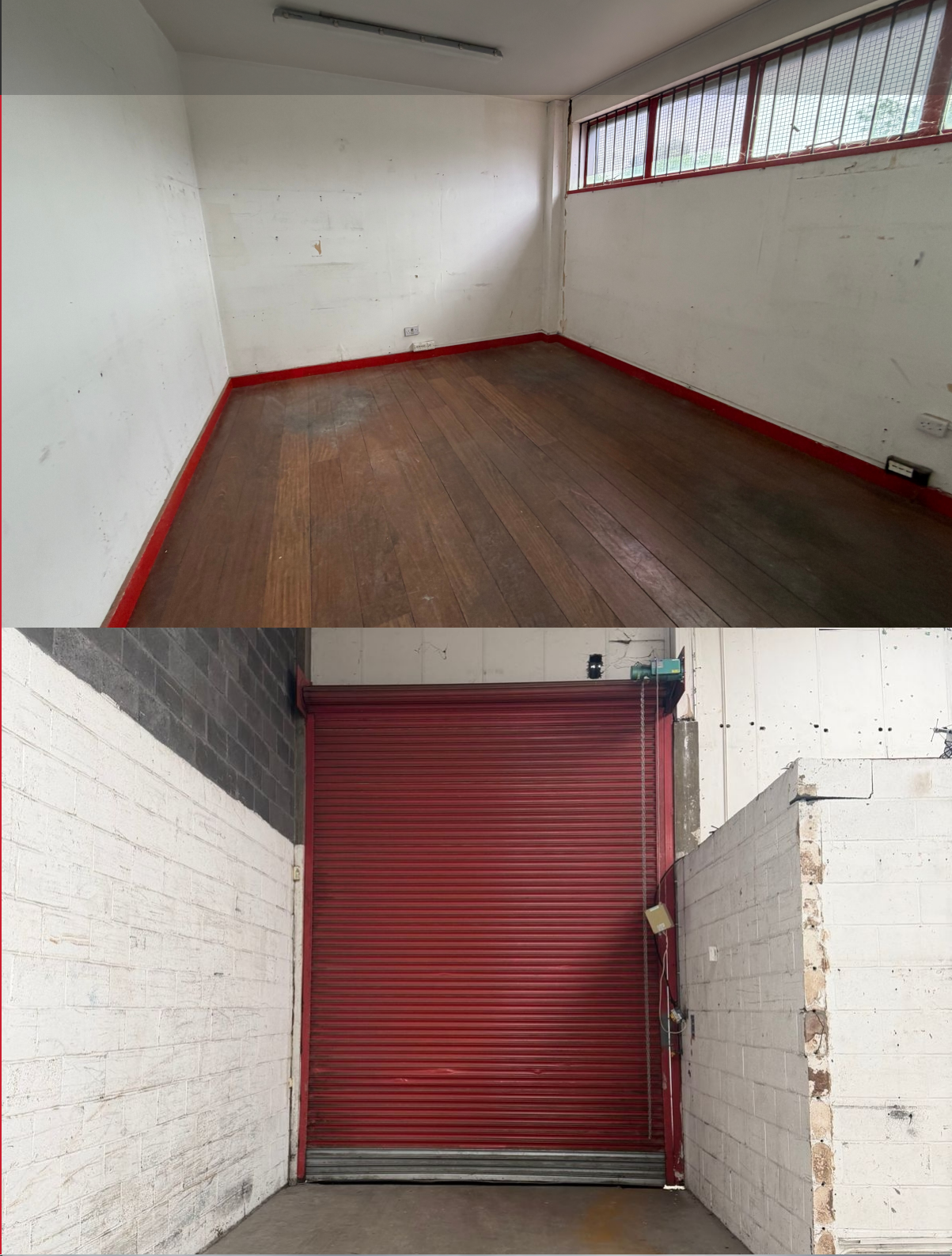
Location

Located on Old Oak Common Lane in East Acton (W3 7DX), Units 2 & 3 benefit from a strategic position close to the A40 Western Avenue, providing fast access into Central London and out towards the M40 and wider South East.

The property is in close proximity to key transport hubs, including North Acton Underground Station (c.1 miles) and the emerging Old Oak Common interchange (c.0.5 miles).

Accommodation

	Sq Ft	Sq M
Unit 2 Warehouse & Ancillary	2,514	234
Unit 3 Warehouse & Ancillary	2,511	233
TOTAL (GEA)	5,025	467





Additional Information

EPC

EPC Rating: C (74) which expires 27th November 2027

TERMS

Flexible terms available. Further details available on request.

RENT

On Application

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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