



**FOR SALE/ TO LET**

Unit 7, Concord Business Centre,  
Concord Road, London, W3 0TJ

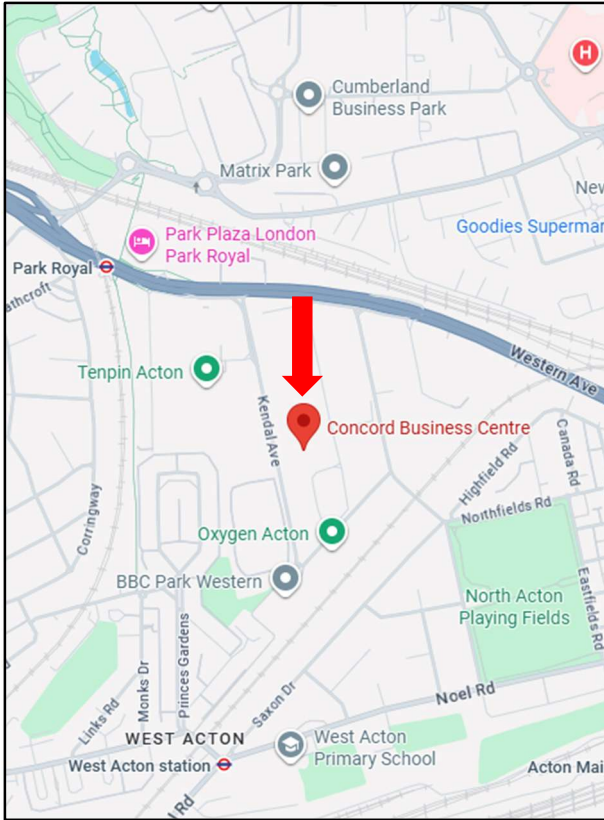


**Warehouse / Industrial  
Opportunity**  
4,231 sq ft / 393 sq m

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

# Unit 7, Concord Business Centre, Concord Road, London, W3 0TJ



Google Maps

## Location

Concord Business Centre is prominently located on Concord Road within the well-established Park Royal industrial area, one of London's premier commercial and distribution locations. The estate benefits from excellent road communications, with convenient access to the A40 Western Avenue, North Circular Road (A406), M40 and M25 motorway network, providing efficient links into Central London, Heathrow Airport and the wider national motorway system. Public transport connections are also excellent, with Park Royal (Piccadilly Line) and West Acton (Central Line) Underground stations both within easy reach.

## Description

The unit comprises a mid-terrace industrial warehouse constructed around a steel truss frame with brick and blockwork elevations beneath a pitched roof with a height of 5.9m to the apex and an eaves height of 3.1m. Internally, the property offers predominantly open-plan warehouse and storage accommodation at ground floor level, together with fitted office space across both the ground and first floors.

Loading access is available via an electric roller shutter door leading directly to a dedicated loading bay. The property also benefits from 4 allocated car parking spaces located within marked bays at the front of the estate, 3 phase power, gas, electric roller shutter, kitchenette, and WCs. Suitable for a wide range of businesses and available immediately.

## Terms

A sale of the freehold is available with full vacant possession. We invite freehold offers in the region of £1,300,000 exclusive plus VAT. Subject to Contract. Alternatively, a new full repairing and insuring lease is available for a term by agreement at a rent of £70,000 per annum, exclusive of rates and VAT.

## Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor – Warehouse/ Store	3,993	371
First Floor - Office	238	22
<b>TOTAL</b>	<b>4,231</b>	<b>393</b>

## Rates

The rateable value is £42,500. The rates payable for 2026/7 are £18,360. Interested parties should make their own enquiries via the London Borough of Ealing.

## Legal Costs

Each party is to bear their own legal costs.

## EPC

An EPC is available upon request.

## Viewing

Viewings - strictly by appointment through joint sole agents Grant Mills Wood and Dutch & Dutch:-



David Theobald  
[davidt@grantmillswood.com](mailto:davidt@grantmillswood.com)

07974 231 352

Ben Batchelor  
[benb@grantmillswood.com](mailto:benb@grantmillswood.com)

07423 181 840

Joint Agents

Peter Wilson (Dutch & Dutch)  
 07896 678 182

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\*\*Business rates - Interested parties are advised to make their own enquires via the London Borough of Ealing. May 2026.

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