

UNITS TO LET

5,757 - 13,995 ft²



FULLY
REFURBISHED
(UNITS 7 & 8)



CLOSE TO THE
A40 WESTERN
AVENUE



KEY TUBE STATIONS
WITHIN 6 MINUTES
WALKING DISTANCE



Unit 7

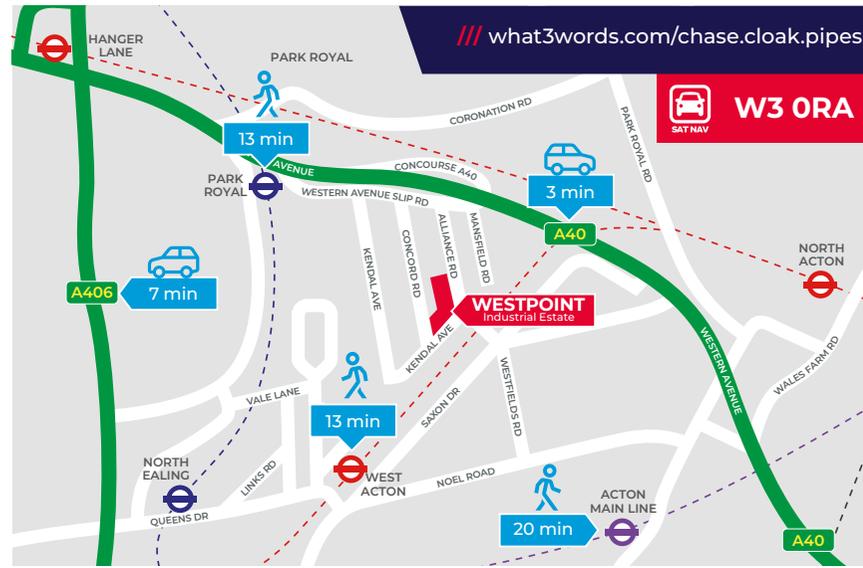


www.ipif.com/westpoint

MODERN INDUSTRIAL/WAREHOUSE UNITS TO LET

WESTPOINT TRADING ESTATE
ALLIANCE ROAD, ACTON, W3 0RA

IPIF



LOCATION

Well located in the established warehouse/industrial area of Alliance Road, just south of the A40 Western Avenue midway between Hanger Lane and Gypsy Corner. Easy access to Central London and the national motorway network (M4, M40, M1 and M25), and located within walking distance of three London Underground stations: Park Royal (Piccadilly Line), North Acton and West Acton (Central Line) along with Acton Mainline Station on the Elizabeth Line.

DESCRIPTION

The properties comprise mid terrace and an end-of-terrace warehouse / industrial units of steel portal frame construction with part-brick and part-clad elevations. Units 7 & 8 have been recently refurbished and provide clear span warehouse accommodation with fitted first floor offices on the first floor. Units 2 & 3, or Units 7 & 8, can be taken either separately or combined.

SPECIFICATION

Each unit benefits from...

- 1 electric loading door
- Fitted office accommodation
- 5.7m clear height
- All mains services supplied
- New LED lighting (Units 7 & 8)
- New roof (Units 7 & 8)
- New roof lights (Units 7 & 8)
- Dedicated loading & car parking



**FLEXIBLE LEASE TERMS
AVAILABLE FROM
JUST £12.00 PSF**

**With Additional Rent Free Available.
Subject to Terms & Conditions.**

On behalf of the Landlord

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AVAILABILITY SCHEDULE

Available accommodation comprises of the following gross external floor areas:

UNIT 2	FT ²	M ²
Warehouse	3,986	370.3
First Floor Office	580	53.9
Second Floor Office	1,191	110.6
TOTAL	5,757	534.8

UNIT 3	FT ²	M ²
Warehouse	6,560	609.4
First Floor Office	545	50.6
Second Floor Office	1,133	105.3
TOTAL	8,238	765.3



Units 2 & 3 can be combined

2 & 3 COMBINED TOTAL	
13,995 ft ²	1,300.1 m ²

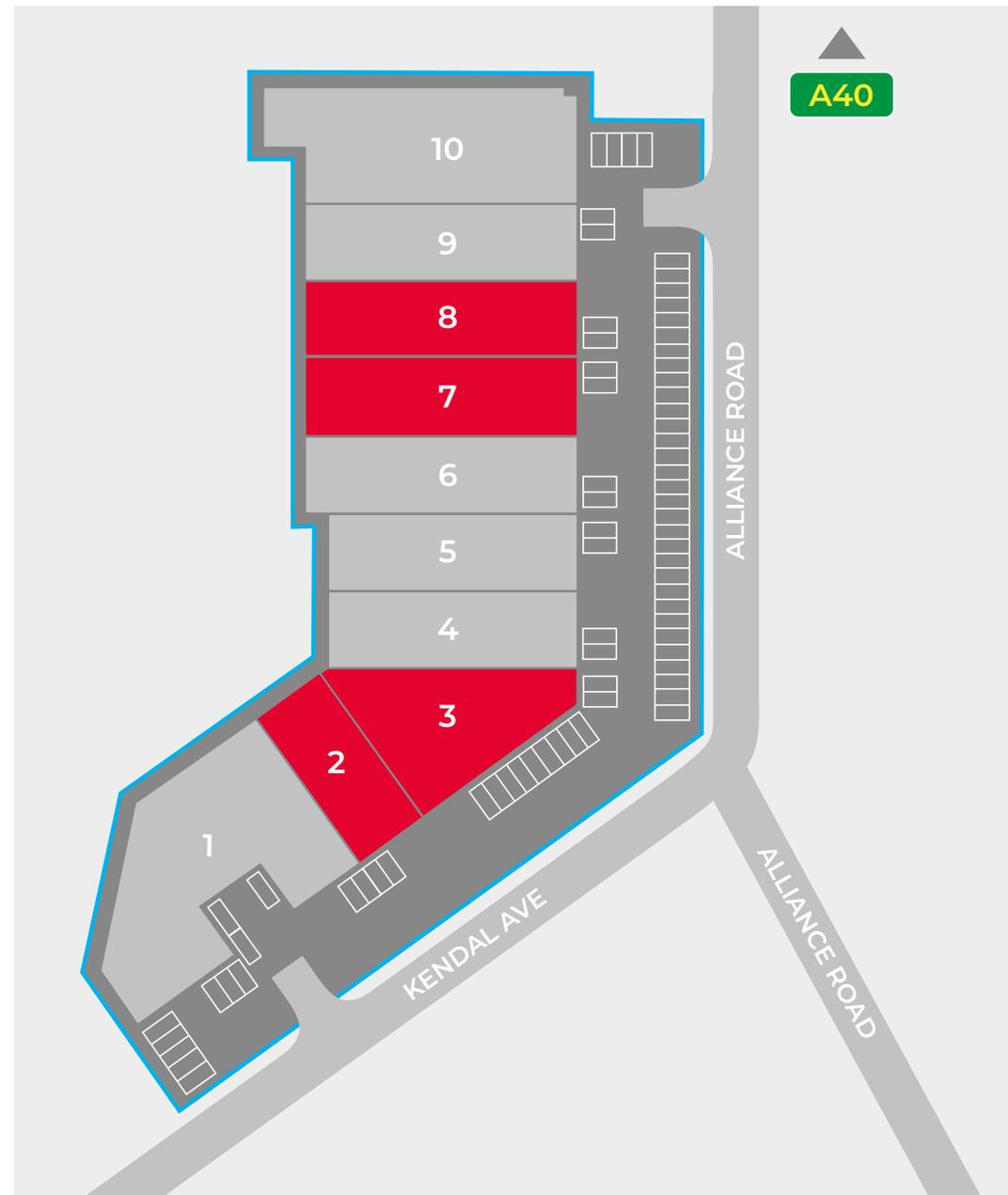
UNIT 7	FT ²	M ²
Warehouse	6,177	573.9
First Floor Office	579	53.8
TOTAL	6,756	627.7

UNIT 8	FT ²	M ²
Warehouse	6,177	573.9
First Floor Office	579	53.8
TOTAL	6,756	627.7



Units 7 & 8 can be combined

7 & 8 COMBINED TOTAL	
13,512 ft ²	1,255.4 m ²



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LEASE TERMS

Flexible lease terms available from just £12.00 PSF.
With additional rent free available. Subject to terms and conditions.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

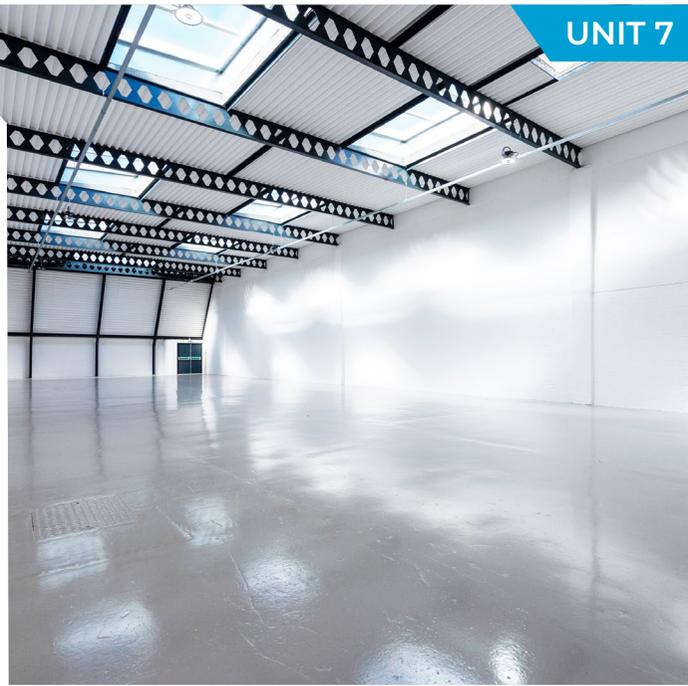
VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATINGS

Available upon request.

UNIT 7



UNIT 8



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