

TO LET – WAREHOUSE / BUSINESS UNIT WITH OFFICES AND CAR PARKING



PRICE REVISED AS OF SEPTEMBER 2023



**5 Greenock Road
Acton, London W3 8DU**

**6,490 SQ. FT.
(602.9 SQ.M.)**

5 Greenock Road, Acton, London W3 8DU

Location

The property is located on Greenock Road, near Bollo Lane, approximately 1.5 miles from Chiswick Roundabout, which itself provides excellent road communication via the North and South Circular Roads and the A4/M4.

The property is approximately $\frac{1}{2}$ mile from Chiswick High Road, with its excellent banking, retail, restaurant and leisure facilities. Central London is circa 6 miles to the east and Heathrow is circa 8.5 miles to the west.

Chiswick Park Station (District Line) and Acton Town (Piccadilly and District Lines) are both approximately $\frac{1}{2}$ mile. South Acton Mainline Station (for Waterloo) is within $\frac{1}{4}$ mile and there are numerous bus routes.



Red demise line for illustrative purposes only



Chiswick High Road	0.5 miles
North Circular – Chiswick	0.8 miles
M4 – Junction 2	2.5 miles
Heathrow Airport	8.50 miles
South Acton (Overground)	0.5 mile
Chiswick Park (District Line)	0.9 miles
Acton Town (District Line)	1.0 miles
Gunnersbury (District Line)	1.5 miles

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The Property

5 Greenock Road comprises ground floor warehouse / storage / production with office accommodation over ground and first floors.

The property benefits from a concertina loading door, minimum eaves height of 3m rising to 4.2m in the warehouse area, strip lighting, fresh air flow system, security and CCTV and air conditioning.

Externally, there are up to 12 car parking spaces and loading area to the front of the property.



Accommodation

The property offers the following approximate Gross Internal Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	5,378	499.6
First Floor	1,112	103.3
TOTAL	6,490	602.9

Amenities

- Concertina loading door
- Minimum eaves height of 3m rising to 4.2m
- Up to 12 car parking spaces + loading area
- Three phase power & gas supply
- Air conditioning and fresh air flow system
- CCTV & security system
- Kitchen & WCs

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Terms

A new FRI lease is available for a term to be agreed.

Rent

£99,000 per annum exclusive.

Rates

According to the Valuation Office website the current rateable value of the property is £62,000.

Rates payable 2023/2024 = approximately £31,744 per annum.

All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority.



VAT

VAT may be applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

An EPC has been commissioned - further details from the agents.

Viewing

Strictly through prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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