

UNITS TO LET

5,757 - 13,512 ft²



FULLY
REFURBISHED
(UNITS 7 & 8)



CLOSE TO THE
A40 WESTERN
AVENUE



KEY TUBE STATIONS
WITHIN 6 MINUTES
WALKING DISTANCE



Unit 7

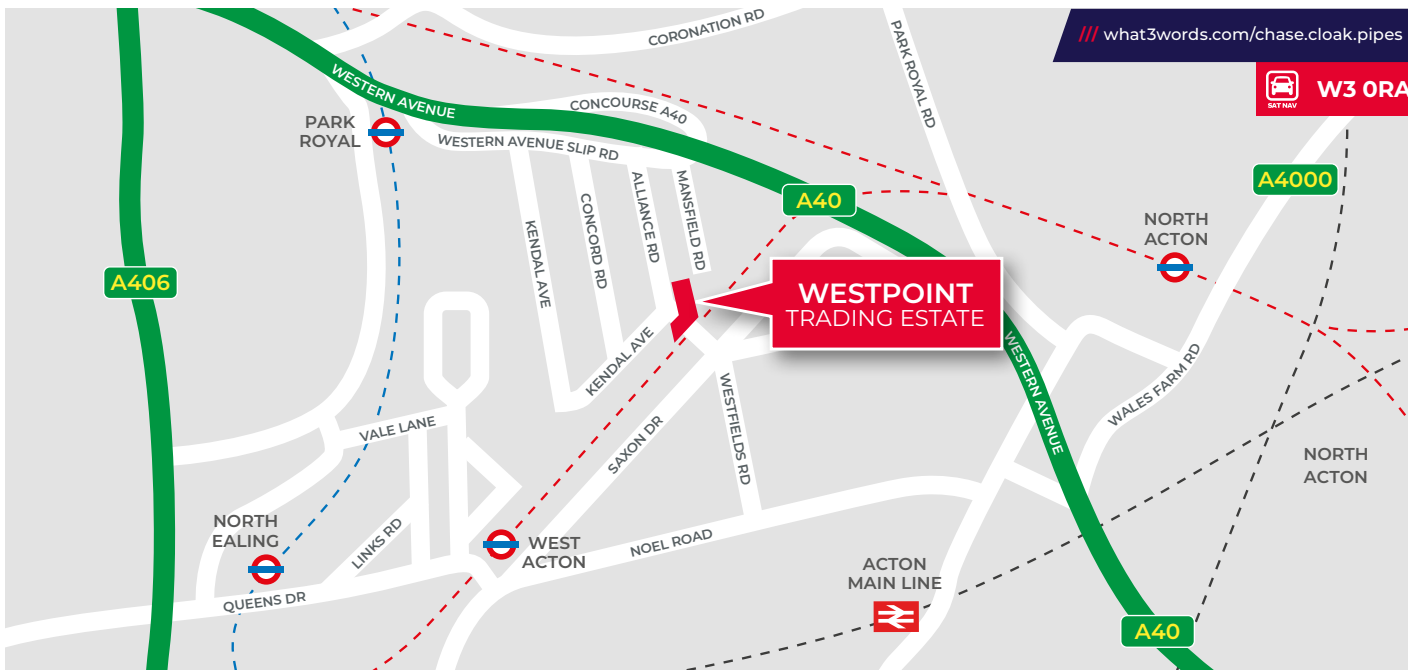


www.ipif.com/westpoint

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 in the centre of three London Underground stations: Park Royal (Piccadilly Line), North Acton and West Acton (Central 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.

SPECIFICATION

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



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

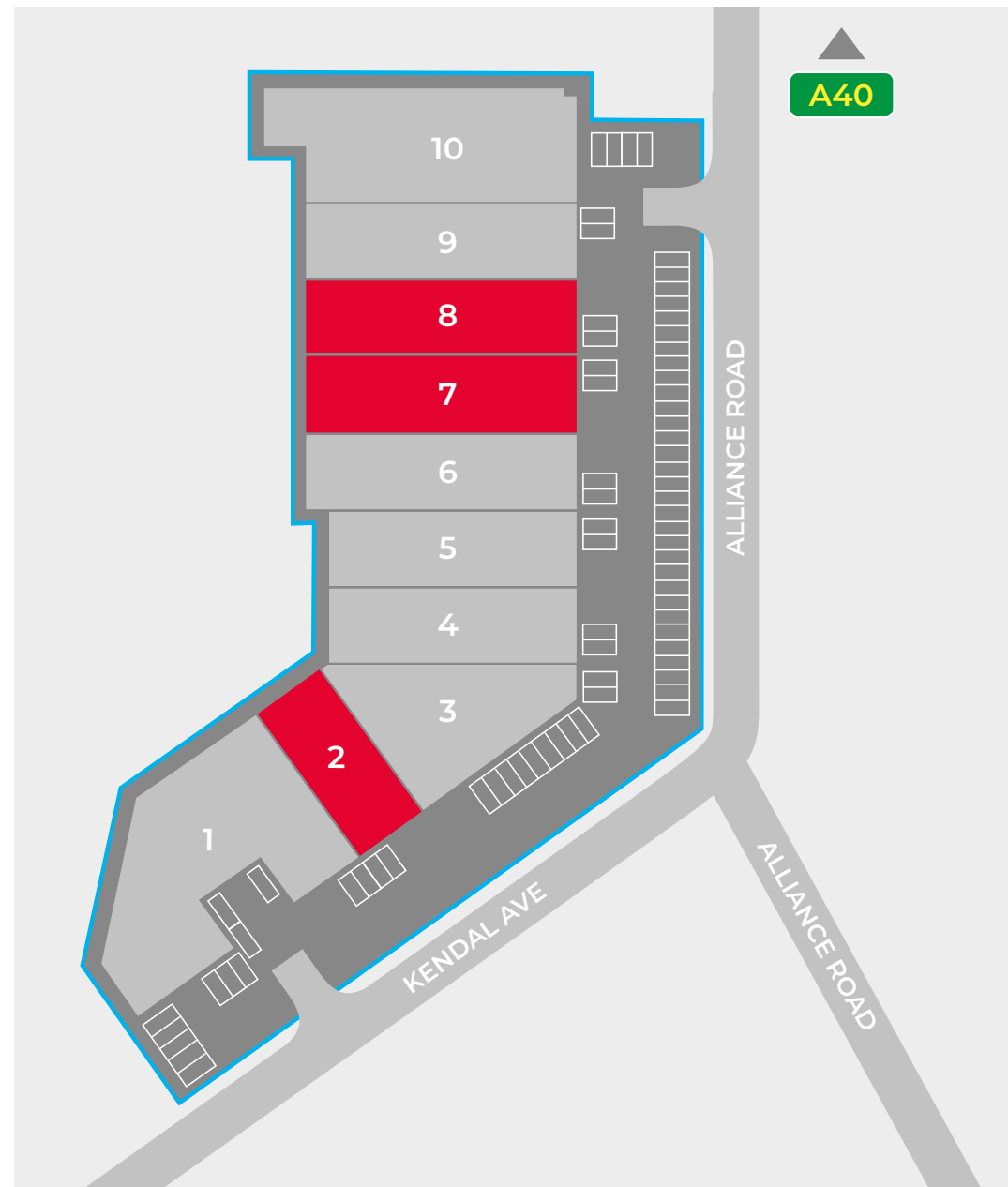
UNIT 8	FT ²	M ²
Warehouse	6,177	573.9
First Floor Office	579	53.8
TOTAL	6,756	627.7



Units 7 & 8 can be combined

7 & 8 COMBINED TOTAL

13,512 ft² 1,255.4 m²



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LEASE TERMS

New lease terms available

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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