



TO LET

Former National Tyres, 92-96 St
Mary's Road, Ealing, London, W5 5EX



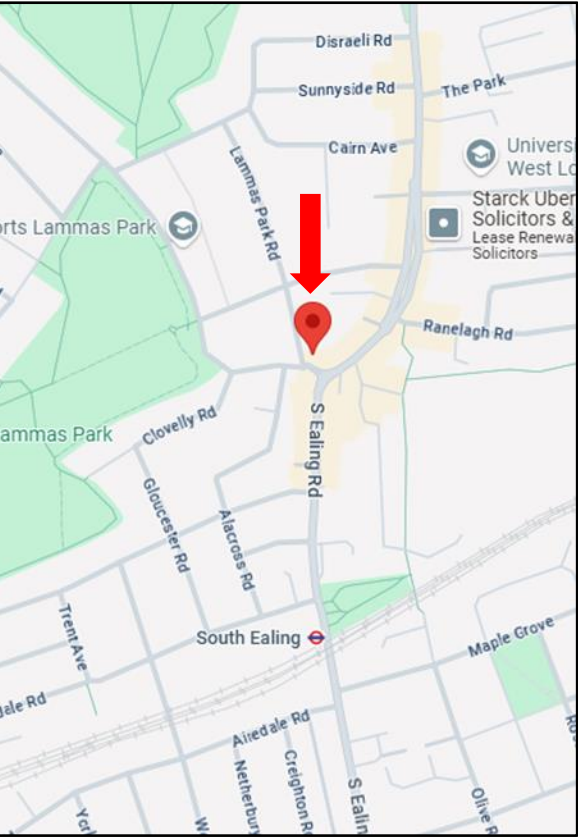
Industrial Opportunity

2,974 sq ft / 276 sq m

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Former National Tyres Depot, 92-96 St Mary’s Road, Ealing, London, W5



Google Maps

Location

The property is located on the corner of St George’s Avenue and Church Lane (close to its junction with the B455 St Mary’s Rd / South Ealing Rd) in the London Borough of Ealing, West London. The B455 provides direct access to the A4 (Great West Rd) to the south and Ealing Broadway / A4020 to the north.

The property benefits from excellent public transport links with several bus routes passing close to the property. South Ealing London Underground Station (Piccadilly Line) is 0.3 miles (approximately a 6-minute walk) from the property.

Description

The property comprises a former vehicle repair workshop and premises previously occupied by National Tyres and Autocare. The property is of brick construction beneath a flat roof and benefits from a minimum clear height of 4.2m rising to 4.8m in parts. Access to the property is via 5 manual up and over shutter doors with a height of 3.7m and minimum width of 2.75m. In addition, there is a customer / trade entrance fronting onto Church Lane.

The space benefits from W.C. facilities, kitchenette, mains services (3 phase electricity, drainage and water) and strip lighting. There is additional storage accommodation at first floor level with concrete floor and strip lighting.

Externally there is parking for at least 5 vehicles in front of the shutter doors. In addition, we understand that there is demised parking adjacent to the social club on St Mary’s Rd.

Terms

Available by way of assignment of the current protected lease expiring in April 2033 at a passing rent of £55,750 per annum exclusive (subject to a rent review in April 2028). A sublease may be considered at a market rent. Alternatively, a new lease may be available from the Landlord, subject to covenant and agreement of terms. Subject to Contract.

Floor Areas

	Sq ft	Sq m
Ground Floor - Warehouse	1,971	183.12
First Floor - Storage	1,003	93.23
Total	2,974	276.35

Rates

Interested parties are to make their own enquiries via The London Borough of Ealing.

Legal Costs

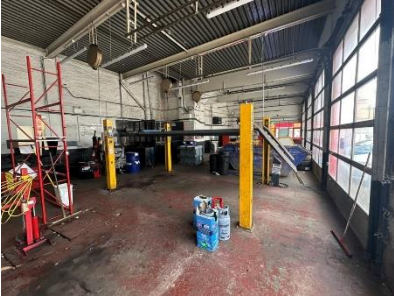
Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood: -



David Theobald
davidt@grantmillswood.com
07974 231 352



Ben Batchelor
benb@grantmillswood.com
07423 181 840

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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Ealing. July 2025.