



93 Bollo Lane

South Acton, London, W4 5LU

Warehouse and open land available on temporary basis

8,456 to 22,849 sq ft
(785.59 to 2,122.74 sq m)

- South Acton Trading Estate
- Dry storage/warehouse
- Secure open storage/pound
- Available on temporary licence

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Summary

Available Size	8,456 to 22,849 sq ft
Rent	£7.50 - £15 per sq ft
Rates Payable	£57,344 per annum
Rateable Value	£112,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Property comprises a detached single-storey warehouse/ industrial building, with two-storey offices to the side. The warehouse provides good clear-span storage/light industrial space with an eaves height of 12'7" (3.7m), rising to c. 20 ft (6m) at the pitch.

To the front of the Property is a full width off-road parking area, with a roller shutter door serving the warehouse.

To the rear of the site is open land, on which the tenant has installed a wash-down area for their vehicle maintenance business.

Location

The Property is situated on Bollo Lane between Chiswick and South Acton. The popular South Acton Trading Estate is conveniently located for servicing of the surrounding areas and also for Central London, and via the M4, to Heathrow and beyond, with the M40 also readily accessible the north.

The Property is situated c.500m south of Acton Town Station, which is served by the District and Piccadilly Underground Lines, and c.250 m from South Acton Station, which is served by the London Overground. Chiswick Park (District Line) is also a short distance to the south, as is Gunnersbury(District Line) via Chiswick Business Park. The Property is also well-served by local bus routes, including the 70 route, which runs from Chiswick Business Park to South Kensington, and the 440 route, which runs from Turnham Green to Stonebridge Park Station.

Accommodation

The accommodation comprises the following areas:

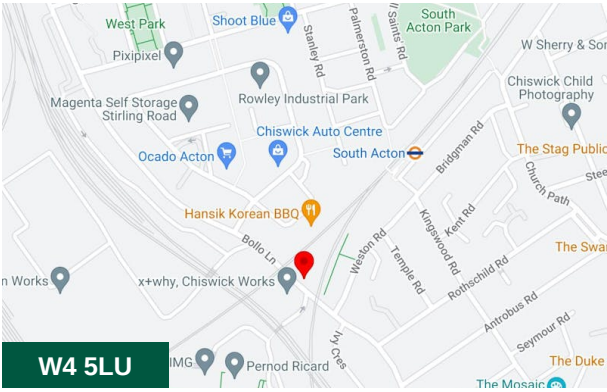
Name	sq ft	sq m	Availability
Ground - Warehouse	8,456	785.59	Available
Ground - Office	1,277	118.64	Available
Ground - Ancillary	2,471	229.56	Available
1st - Offices	959	89.09	Available
Outdoor - Open Land	9,686	899.86	Available
Total	22,849	2,122.74	

Viewings

Strictly by arrangement with Whitman & Co Commercial Limited.

Terms

Flexible terms, to be agreed.



Viewing & Further Information



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