



## Dark Kitchen Units

5 Rowley Industrial Park, Roslin Road, South Acton, W3 8BH

**Brand-new dark/ghost  
kitchen to let**

**\*Ground Floor Now Let**

**142 to 284 sq ft**  
(13.19 to 26.38 sq m)

- Brand new
- Economic rental
- Excellent location serving Chiswick & Acton/Ealing
- Fitted to high standard
- Suitable for range of cuisines
- Flexible terms - Minimum 1yr

# Dark Kitchen Units, 5 Rowley Industrial Park, Roslin Road, South Acton, W3 8BH

## Summary

Available Size	142 to 284 sq ft
Rent	£1,000 - £2,250 per month Includes Business Rates. Excludes Electricity & Refuse.
Business Rates	N/A
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	142	13.19	Available
1st - First Floor	142	13.19	Available
Total	284	26.38	

## Description

The units have been created using shipping containers, which have been fitted out to a high standard with stainless steel fittings throughout. Each unit is equipped with a roller shutter door, circa 20 electrical sockets, brand-new Ariston not water heaters, two sinks, and full extraction.

The ground floor units additionally benefits from a service hatch and take away from the kitchen is permitted.

## Location

The units are located on Roslin Road, off Bollo Lane, on South Acton Trading Estate.

They are ideally located to serve customers in both Chiswick and Acton/Ealing, and are close to Acton Town underground station and South Acton train station.

## Terms

The units are available on a licence for a term to be agreed (minimum 1year), inclusive of business rates and service charge, but exclusive of electricity and refuse charges. Licence Fees as follows:

- Ground Floor - £1,250 per month
- First Floor - £1,000 per month

## RICS Code for Leasing Business Premises

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

## Viewings

Strictly by appointment with Whitman & Co Commercial.



## Viewing & Further Information



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