



## Unit 4, Heron Trading Estate

Alliance Road, Acton, W3 0RA

### Industrial / Warehouse Unit

# 4,047 sq ft

(375.98 sq m)

- Max height of 7.7m
- Dedicated loading bay
- 3 Phase power & gas
- Roller shutter door (H 4.924m x W 4.381m)
- Allocated parking spaces
- Concrete floor
- Direct access to A40
- Close to Park Royal Underground Station (Piccadilly Line)

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## Summary

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Available Size | 4,047 sq ft                                                                                  |
| Rent           | £101,184 per annum                                                                           |
| Business Rates | Interested parties are advised to contact the London Borough of Ealing to obtain this figure |
| Service Charge | TBC                                                                                          |
| VAT            | Applicable                                                                                   |
| Legal Fees     | Each party to bear their own costs                                                           |
| EPC Rating     | Upon enquiry                                                                                 |

## Location

Heron Trading Estate is located on Alliance Road, close to its corner with Kendal Avenue, providing direct access to the A40 Western Avenue which serves Central London, the M40 and the wider motorway networks. The estate is located in a popular industrial area to the south of the leisure park with other local occupiers including, John Lewis, BHS, BBC, Adidas and the Royal Mail. Park Royal underground station serviced by the Piccadilly line is within walking distance and various bus routes operate around the area.

## Description

The premise comprise an industrial/warehouse building of steel portal frame construction. The open plan warehouse is accessed via a roller shutter door serviced by a loading bay, with ancillary offices / storage space available on the first floor. The unit benefits from 3 phase power, gas and allocated parking.

## Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

## Accommodation

All measurements are approximate and on a gross internal basis (GIA).

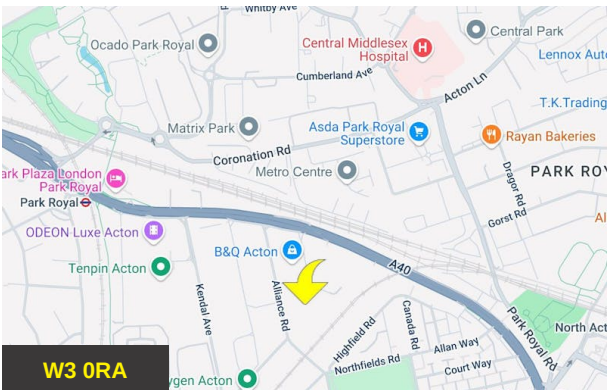
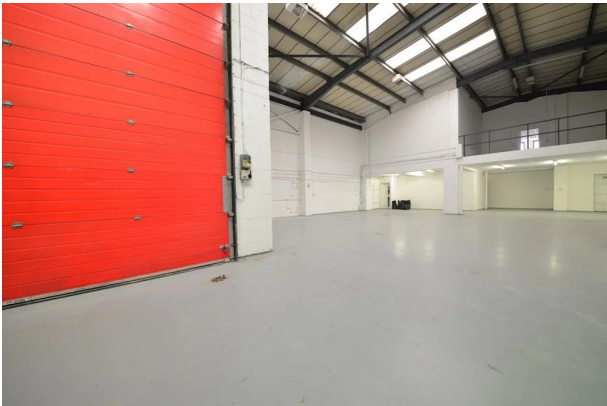
| Description                  | sq ft | sq m   |
|------------------------------|-------|--------|
| Ground Floor Warehouse       | 2,769 | 257.25 |
| First Floor Storage & Office | 1,278 | 118.73 |
| Total                        | 4,047 | 375.98 |

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



**Jack Pay**  
020 8075 1238 | 07411 576313  
jp@telsar.com



**Tom Boxall**  
0208 075 1239 | 07481 186334  
tb@telsar.com