



Warehouse / Industrial Unit To LET in Park Royal W3 Direct Access to A40 Western Avenue

4 HERON TRADING ESTATE

Park Royal, W3 0RZ

Industrial
TO LET

4,047 sq ft
(375.98 sq m)

- Clear Open Plan Layout
- Direct Access to A40 Western Avenue
- Close to Park Royal Underground Station (Piccadilly Line)
- Minimum eaves height 5.8m rising to 7.3m at the roof apex
- Full height up and over shutter door: (w:4.6m x h:5.2m)
- Dedicated loading bay and parking
- Three phase power (100 amps per phase)
- Versatile mezzanine

4 Heron Trading Estate, Park Royal, London, W3 0RZ

Summary

Available Size	4,047 sq ft
Rent	£97,128 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
EPC Rating	C

Description

Unit 4 offers a practical mix of warehouse, office and mezzanine space. The ground floor warehouse is clean and functional, ideal for storage or light industrial use, and is accessed via a full-height electric roller shutter, providing an efficient working environment with good ceiling height.

Above the warehouse, a bright and spacious first-floor office benefits from great natural light and wood-effect flooring. The unit also features a useful mezzanine level overlooking the warehouse floor, providing additional space for storage or operational flexibility.

The premises is suitable for a range of uses subject to the landlords approval.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Unit 4 Acton W3 0RZ	4,047	375.98	Available
Total	4,047	375.98	

Terms

A new Full Repairing and Insuring lease for a term by arrangement.

VAT

Plus VAT.



Viewing & Further Information



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