



**93 Bollo Lane**

South Acton, London, W4 5LU

**West London warehouse for sale with vacant possession**

**Suitable for warehouse, self-storage, motor trade, owner occupiers**

**22,849 sq ft**  
(2,122.74 sq m)

- 0.502 acres
- Warehouse c. 8,500sf, plus ancillary offices
- Front & Rear Yards c. 10,000sf
- Eaves height 3.7m (6m at ridge)
- Development potential

# 93 Bollo Lane, South Acton, London, W4 5LU

## Summary

Available Size	22,849 sq ft
Price	Price on application
Rates Payable	£57,344 per annum
Rateable Value	£112,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	G

## 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.

## 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.

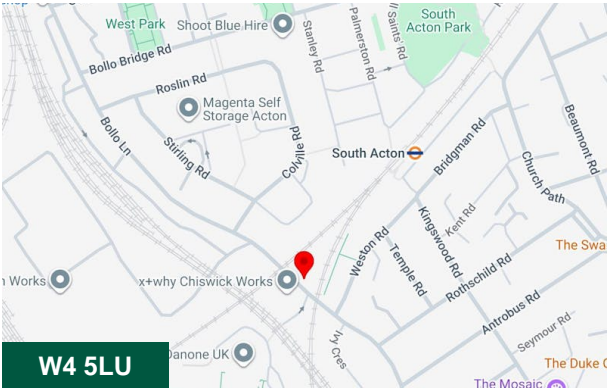
## Accommodation

The accommodation comprises the following areas:

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

## Terms

For sale with vacant possession on unconditional basis. Purchasers will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.



## Viewing & Further Information



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