



# To Let

## Industrial Warehouse Unit

### To Be Refurbished

- Clear height of 4.73m
- Electric roller shutter door
- Reserved car parking spaces

## Unit 5, Hanover West Industrial Estate

Acton Lane, Park Royal, NW10 7NB

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**2,362 sq ft**

219.44 sq m

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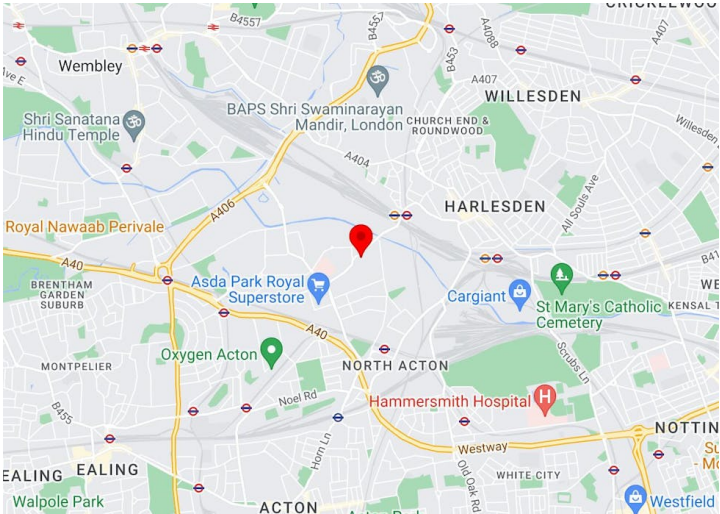
Reference: #224121

# Unit 5, Hanover West Industrial Estate

Acton Lane, Park Royal, NW10 7NB



Indicative image



## Summary

Available Size	2,362 sq ft / 219.44 sq m
EPC	C (69)

## Location

Hanover West Industrial Estate is situated on Acton Lane in the heart of the Park Royal Estate. Local amenities including the Asda superstore, numerous bus routes and Harlesden station (Bakerloo Line and London Overground) are all within close proximity being approx. ½ mile away. Acton Lane is located a short distance from both the A40 & A406 which affords access to the central London to the east and Heathrow Airport to the west.

## Description

Unit 5 is of steel portal frame construction with brick and block work walls and has a minimum clear height of 4.73m. Each unit has a separate entrance door for staff & customers, a small reception/office block with WC facilities, reserved car parking spaces with access to warehouse area via an electric roller shutter door.

## Accommodation

Description	sq ft	sq m
Warehouse	2,362	219.44
<b>Total</b>	<b>2,362</b>	<b>219.44</b>

## Terms

A new Full Repairing & Insuring lease for a term to be agreed.

## Service Charge

A service charge may be levied for the upkeep of the surrounding estate. Details available upon request.

## Rateable Value

Interested parties should make their own enquiries to the London Borough of Ealing 020 8583 5555.

## Planning

Interested parties should make their own enquiries to London Borough of Ealing 020 8825 6600.

## Legal Costs

Each party to bear their own legal costs incurred.

## VAT

All pricing subject to VAT.

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