

# 13 ACTON HILL MEWS

UXBRIDGE ROAD, ACTON, W3 9QN

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FOREST  
REAL ESTATE

# FOR SALE

## 4,692 SQ FT

### Freehold Industrial Warehouse Building

#### Key Features

- Freehold
- End Of Terrace
- 20 ft Eaves Height
- 3 Phase Power
- Loading Door
- Kitchen & 3 WCs
- Use Class E
- Of Interest To Owner Occupiers & Investors
- Walking Distance Of Acton Town, Acton Central & Ealing Common Stations

**13 Acton Hill Mews, Uxbridge Road**  
Acton, W3 9QN





## Description

Acton Hill Mews was originally developed as a terrace of small industrial units. In recent years various units having been converted into residential units within the estate.

13 Acton Hill Mews has most recently been used by a nursery operator and therefore has been partitioned to create smaller areas. The space could be converted back to an open plan warehouse.

The unit is currently configured with a main roller shutter entrance (height 9.5 ft x width 16 ft) and offers an eaves height of 20 ft.

There is further potential to convert the existing to residential use, subject to planning permission.

## Location

Located just six miles west of central London, Acton stands out as a thriving neighbourhood for businesses. Renowned for its exceptional transport connections, Acton serves as a strategic hub, providing seamless access to both the capital and global markets.

Benefiting from direct access to the Acton Town and Acton Central Underground stations, along with numerous bus routes, Acton offers unparalleled connectivity to key areas across London. This strategic positioning ensures swift and convenient travel, all while maintaining excellent proximity to Heathrow Airport.

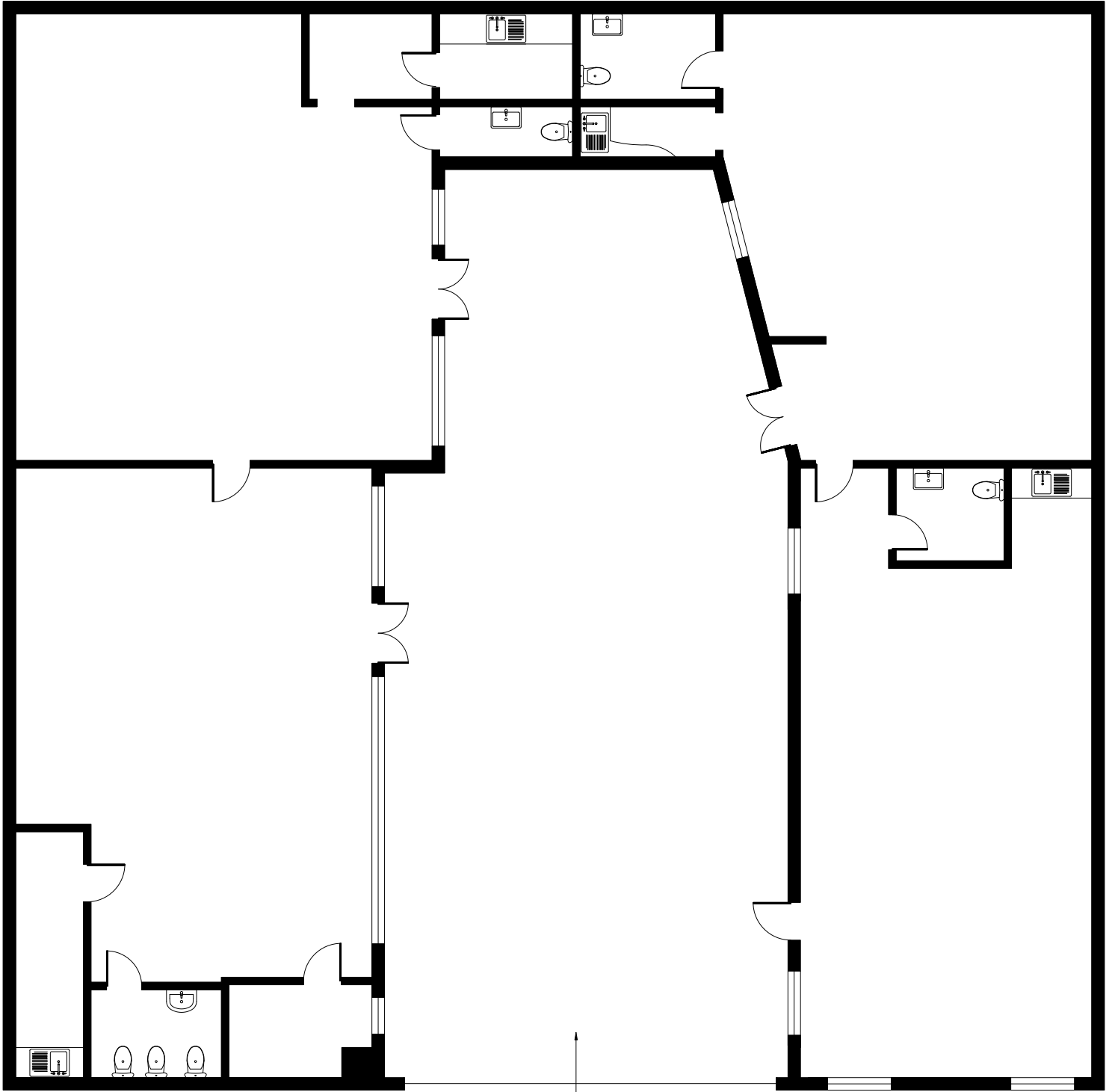
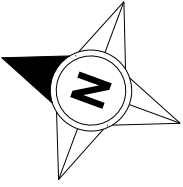
Locally there are a range of national and independent retailers and restaurants.





# Uxbridge Road, London, W3 9QN

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Forest Real Estate Limited. REF: 1081411

# Availability

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<b>Price</b>	Offers in excess of £1,000,000
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<b>Rates</b>	£18,962 per annum
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<b>Service Charge</b>	On application
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<b>VAT</b>	Applicable
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<b>EPC</b>	C (66)
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# Contact

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**F O R E S T**  
R E A L E S T A T E

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