



ALLIANCE COURT

ALLIANCE ROAD, ACTON W3 0RB



LIGHT INDUSTRIAL/WAREHOUSE UNITS TO BE REFURBISHED - TO LET

Description

Alliance Court is a well established, modern development occupying a convenient and attractive courtyard position. The estate comprises a mixture of light industrial/warehouse units, some being 2 storey with high office content and others being a terrace of single storey units. The available units are due to be refurbished.

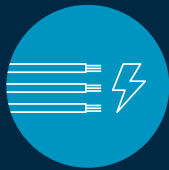
Alliance Road provides direct access to the A40 Western Avenue which serves Central London, the M40 and the wider motorway networks. Underground Stations are within easy walking distance. Nearby occupiers include: B&Q, BBC, Nando's and Royal Mail.



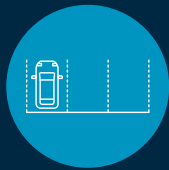
CLOSE TO PUBLIC
TRANSPORT



UP & OVER
LOADING DOOR



3 PHASE
POWER



ON-SITE CAR
PARKING



FIRST FLOOR
OFFICES

Amenities

2 Storey Units (17 & 18)

Offices & Industrial/warehouse

- Suspended ceiling
- Loading door
- Recessed LED lighting
- 3 phase power
- Comfort heating/cooling
- Pedestrian access
- Kitchen
- On-site car parking
- WC

Single Storey Unit (22)

Industrial/warehouse

- 3.5m rising to 4.5m eaves height
- Loading door
- 3 phase power
- On-site car parking
- Pedestrian access
- WC



Indicative warehouse photo

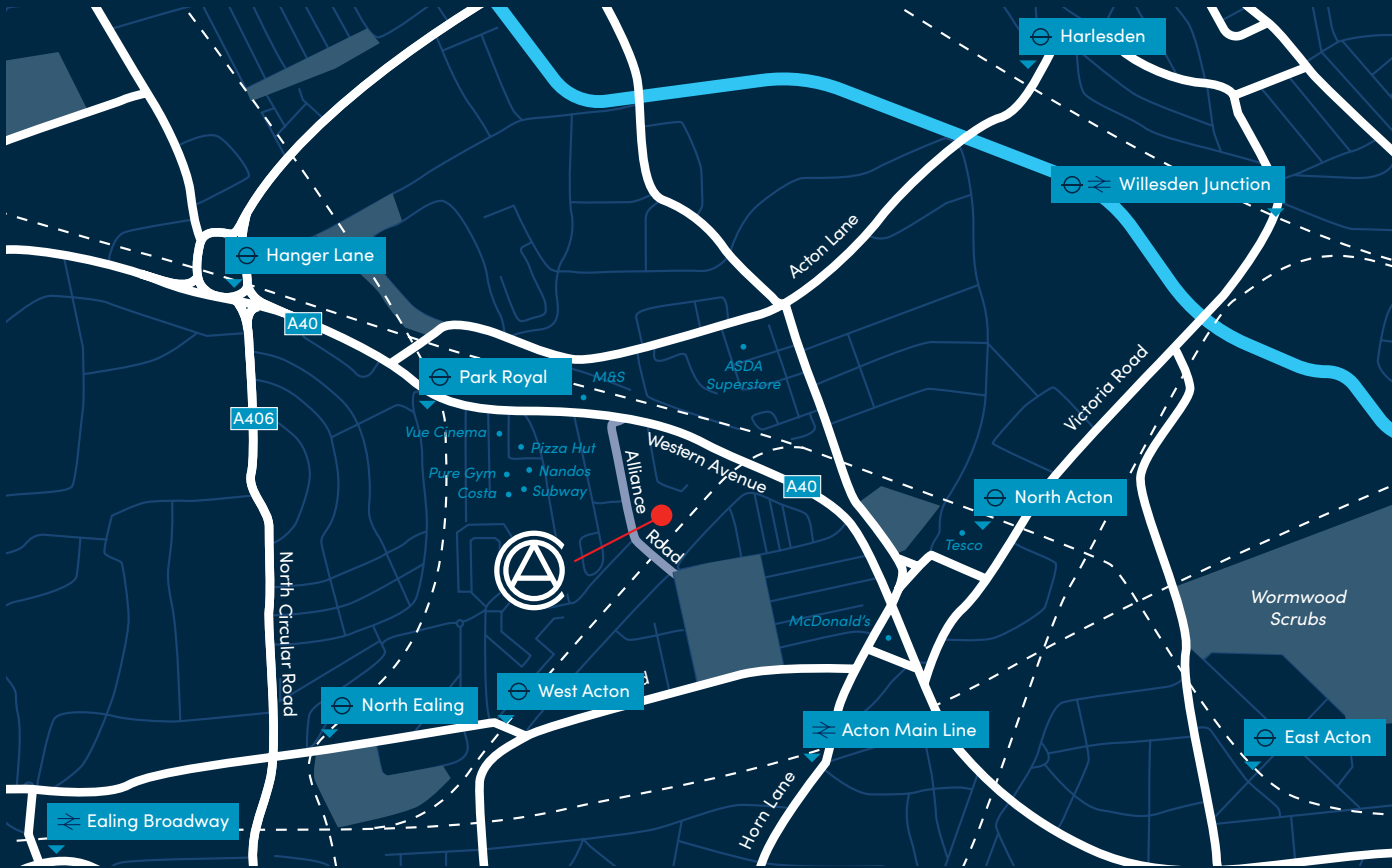


Availability

Unit	Floor	Use	sq ft	sq m
17	Ground	Warehouse	1,299	121
	First Floor	Office	598	56
Total			1,897	177
18	Ground	Warehouse	1,125	105
	First Floor	Office	705	64
Total			1,830	170
22	Ground	Warehouse	2,457	228
Total			2,457	228

Gross external basis of measurement





Communications

West Acton Tube (Central Line)	10 mins walk
Park Royal Tube (Piccadilly Line)	15 mins walk
Acton Mainline Station	1 mile
Central London	7 miles
Heathrow	13 miles
M25	13 miles



Further information

Terms: New leases available on terms to be agreed.

EPC: An EPC is available for each property by request.

Viewing: By prior appointment through joint sole agents.

Contact

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Misrepresentation Act 1967:

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