



**Unit G09, Acton Business Centre**  
School Road, Park Royal, NW10 6TD

**Light Industrial / Storage Unit**

**275 sq ft**

(25.55 sq m)

- Walking distance to North Acton UG (Central Line)
- Min height 3.7m rising to 6.4m at the apex
- Single door access
- Lighting
- Concrete Floor
- Translucent roof panels
- Estate parking
- Power
- 24/7 access

# Unit G09, Acton Business Centre, School Road, Park Royal, NW10 6TD

## Summary

<b>Available Size</b>	275 sq ft
<b>Rent</b>	£7,900.00 per annum
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
<b>Service Charge</b>	Inclusive of the annual rent.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The property is situated on School Road, with links to the A40 at Gypsy Corner via the A4000, approximately 1 mile to the south which in turn provides convenient access to both central London to the east and the M40 and M25 motorways to the west. The North Circular (A406) is accessed via the A404 to the north west of the property. Harlesden Underground station (Bakerloo line), North Acton Underground station (Central line) and Acton Main Line station (Overground line & forthcoming Crossrail line) are within 1 mile of the subject property.

## Description

Acton Business Centre is a vibrant multi-let industrial estate located in School Road, containing a variety of light industrial units ranging in size from 100 sq ft to 4,000 sq ft with parking available. The unit is an open plan light industrial / storage unit with access granted via single door, benefitting from an excellent max eaves height of 6.4m, power and parking on the estate.

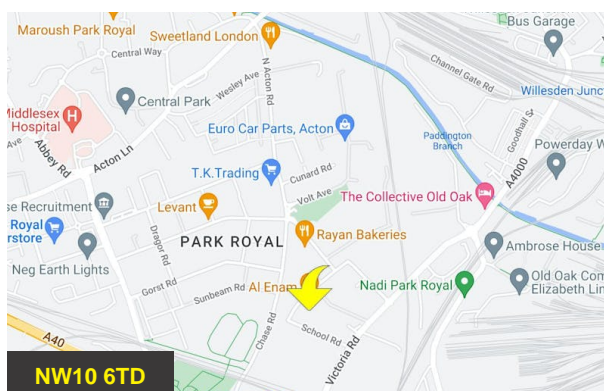
## Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	275	25.55
<b>Total</b>	<b>275</b>	<b>25.55</b>



## Viewing & Further Information



**Tom Boxall**  
020 3333 2222  
tb@telsar.com



**Jack Pay**  
020 3333 2222 | 07411 576313  
jp@telsar.com