



219 Horn Lane (Rear)
Acton, W3 9ED

**Self-Contained Gated Compound
With Outbuildings**

17,246 sq ft

(1,602.21 sq m)

- Gated entrance
- Hardstanding ground
- Power
- Water
- Outbuildings
- Walking distance to Acton Main Line UG Station (Elizabeth Line)
- Close proximity to A40

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Summary

Available Size	17,246 sq ft
Rent	£138,000.00 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Location

The site is situated on Horn Lane (A4000) to the rear of the Acton Hand Car Wash which does not form part of the title. Acton Main Line Station is within walking distance of the site and The A40 Western Ave is within 0.35 miles from the property and provides a direct link into Central London, M40, M4, M25 and the wider motorway networks and the A406 North Circular Road leading on North & East London and also connecting to the M1 Motorway servicing the North of England.

Description

The site comprises a secure self-contained compound of circa 17,246 sq ft (1,602 sq m) which converts to 0.40 acres. The site benefits from water, power and outbuildings for additional storage.

Tenure

Leasehold - The premises are available by way of a new full 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.

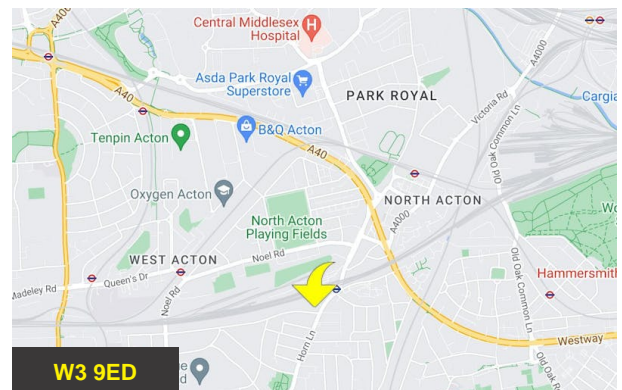
Accommodation

All measurements are approximate and on a gross external basis (GEA)

Description	sq ft	sq m
Outbuildings	7,700	715.35
Open Land	9,546	886.85
Total	17,246	1,602.20

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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