

# TWO GROUND FLOOR COMMERCIAL UNITS



**TO LET**

**ROSEBANK WAY | ACTON | LONDON | W3 6TT**

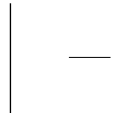




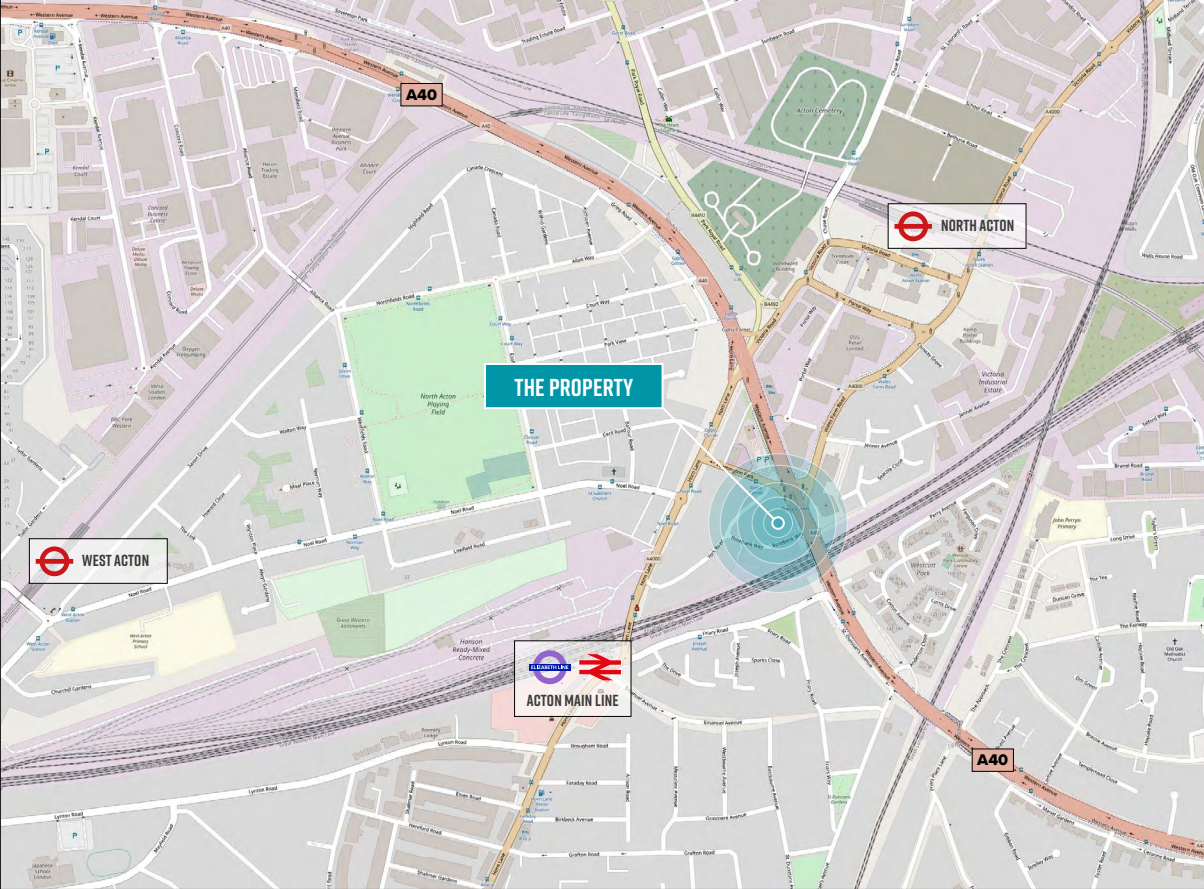
- TWO NEW BUILD UNITS TO LET
- EXCELLENT LOCATION
- REGENERATION AREA
- EXCELLENT TRANSPORT LINKS
- AVAILABLE IN Q2 OF 2024

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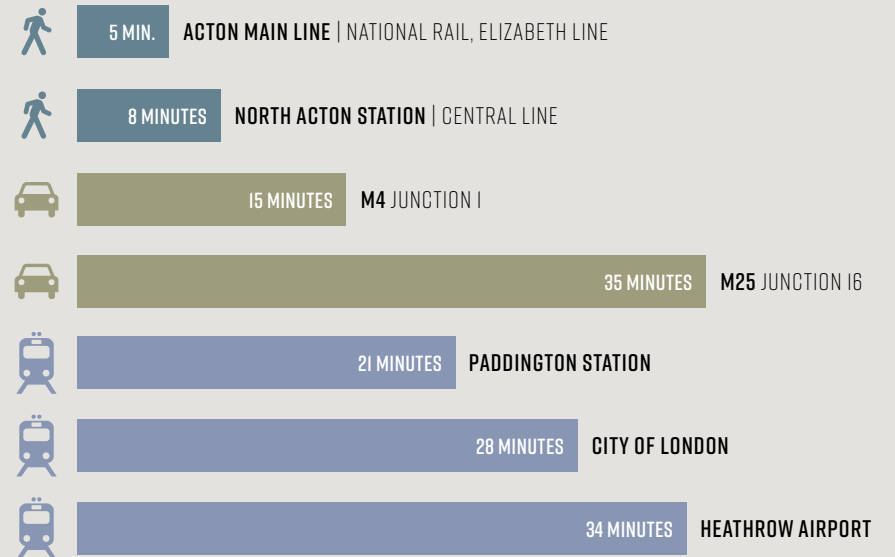


## LOCATION

The property is located on Rosebank Way, just off the A40 Western Avenue in North Acton, and within walking distance of North Acton station (Central Line, 8 min walk) and Acton Main Line (Elizabeth Line, 5 min walk).

McDonalds drive thru is located immediately adjacent, with Big Yellow, Shurgard and Holiday Inn hotel all located directly opposite. There are a number of staff and student accommodation buildings located nearby on Portal Way and Wales Farm Road including Imperial College. The property benefits from maximum exposure to passing traffic and the local community.

## JOURNEY TIMES FROM THE PROPERTY



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## DESCRIPTION / AVAILABILITY

A new build development comprising a 23-unit residential scheme with two commercial units on ground floor only with the following approximate internal floor areas:

	SQ M	SQ FT
Commercial Unit 1	147	1,579
Commercial Unit 2	138	1,485

The units will be handed over with glazed frontage to the A40.

### LEASES

Brand new leases will be available on terms by negotiation, with upwards only rent reviews, direct from the Landlord.

### TERMS

Upon application.

### PLANNING

Class E. Potential users considered will be coffee/gym/office/medical/showroom/studio/retail or similar

### BUSINESS RATES

Rates will be assessed by the local authority.

### SERVICE CHARGE

To be confirmed

### VAT

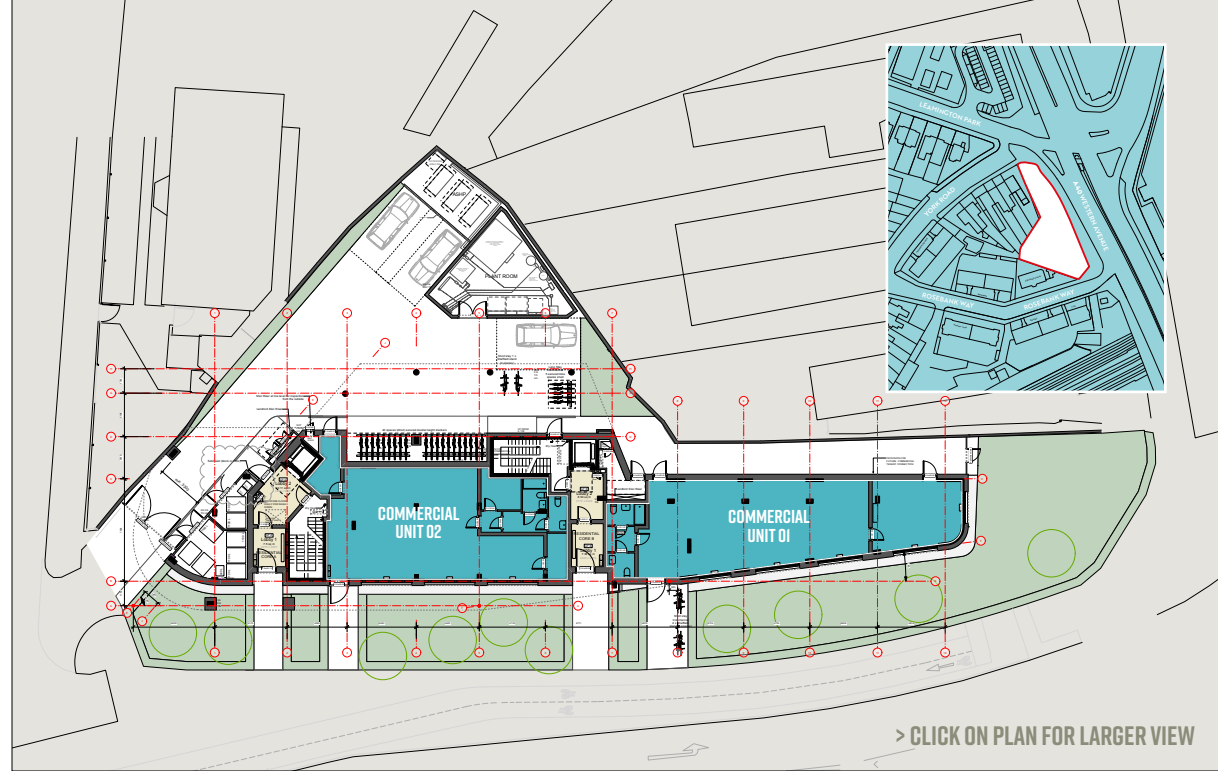
VAT will be payable on the rent.

### EPC

Upon application

### TIMING

The units will be ready for tenant fit out in Q2 of 2024.



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ALL VIEWINGS ARE BY PRIOR APPOINTMENT  
FROM THE LANDLORD'S SOLE AGENTS,  
**MAY & COMPANY.**

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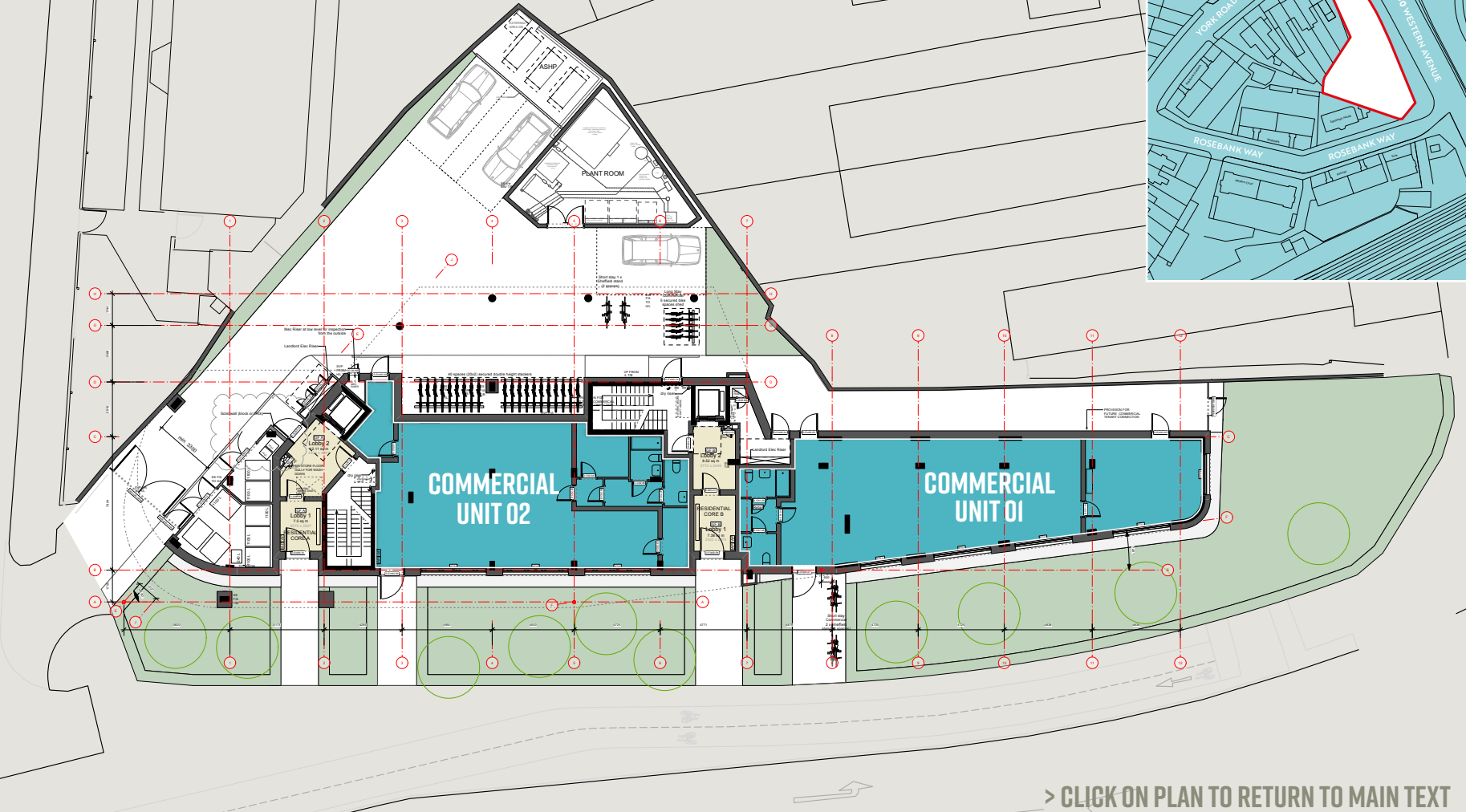
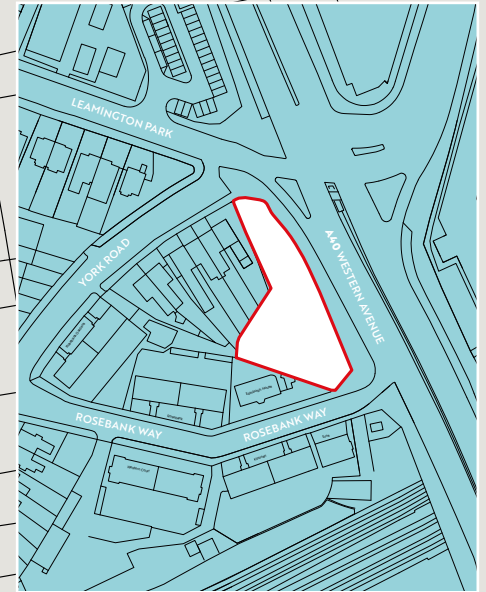
**MAY & COMPANY**  
RETAIL & LEISURE SPECIALISTS

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