TWO GROUND FLOOR COMMERCIAL UNITS



TO LET

ROSEBANK WAY | ACTON | LONDON | W3 6TT

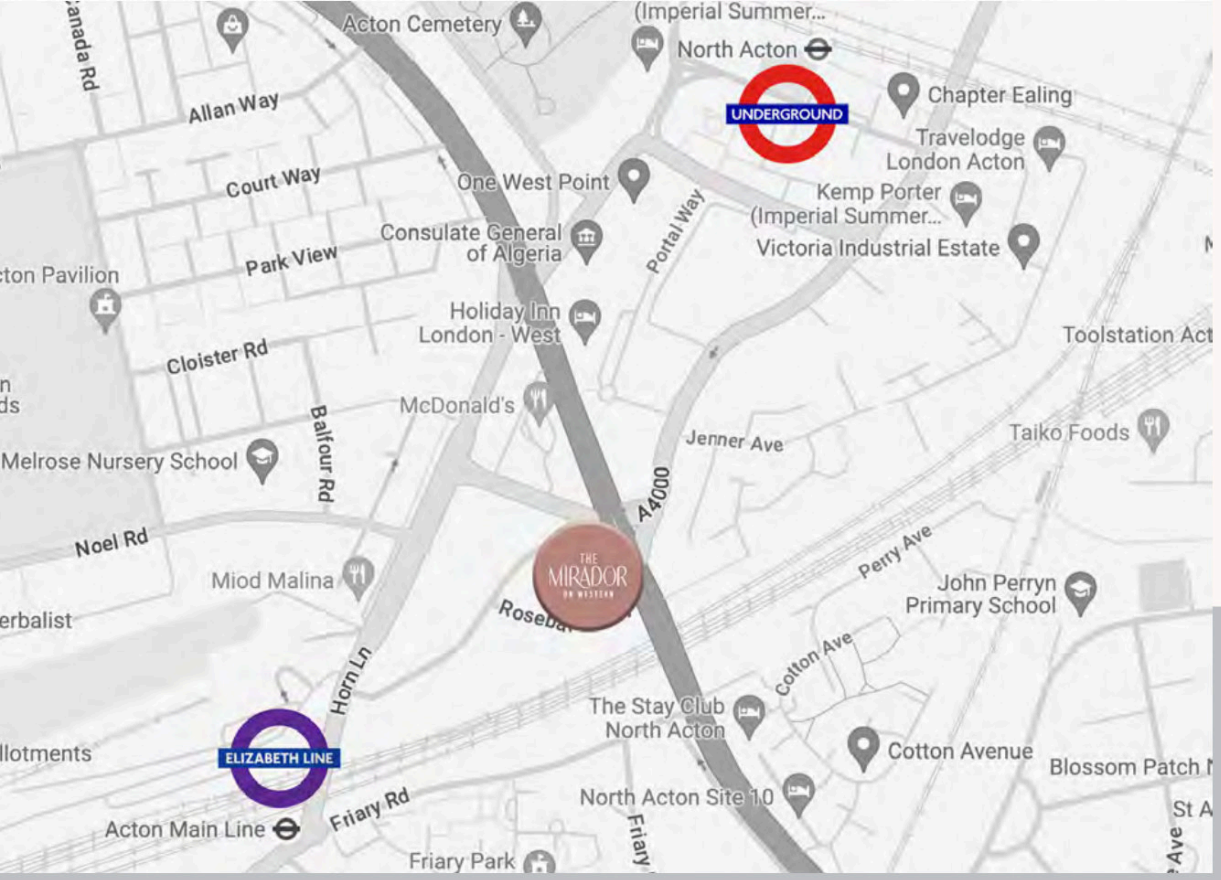


- TWO NEW BUILD UNITS TO LET
- EXCELLENT LOCATION
- REGENERATION AREA
- EXCELLENT TRANSPORT LINKS
- AVAILABLE IN Q2 OF 2024

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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

5 MIN	ACTON MAIN LINE | NATIONAL RAIL, ELIZABETH LINE	
8 MINUTES	NORTH ACTON STATION | CENTRAL LINE	
15 MINUTES	M4 JUNCTION 1	
35 MINUTES	M25 JUNCTION 16	
21 MINUTES	PADDINGTON STATION	
28 MINUTES	CITY OF LONDON	
34 MINUTES	HEATHROW AIRPORT	





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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

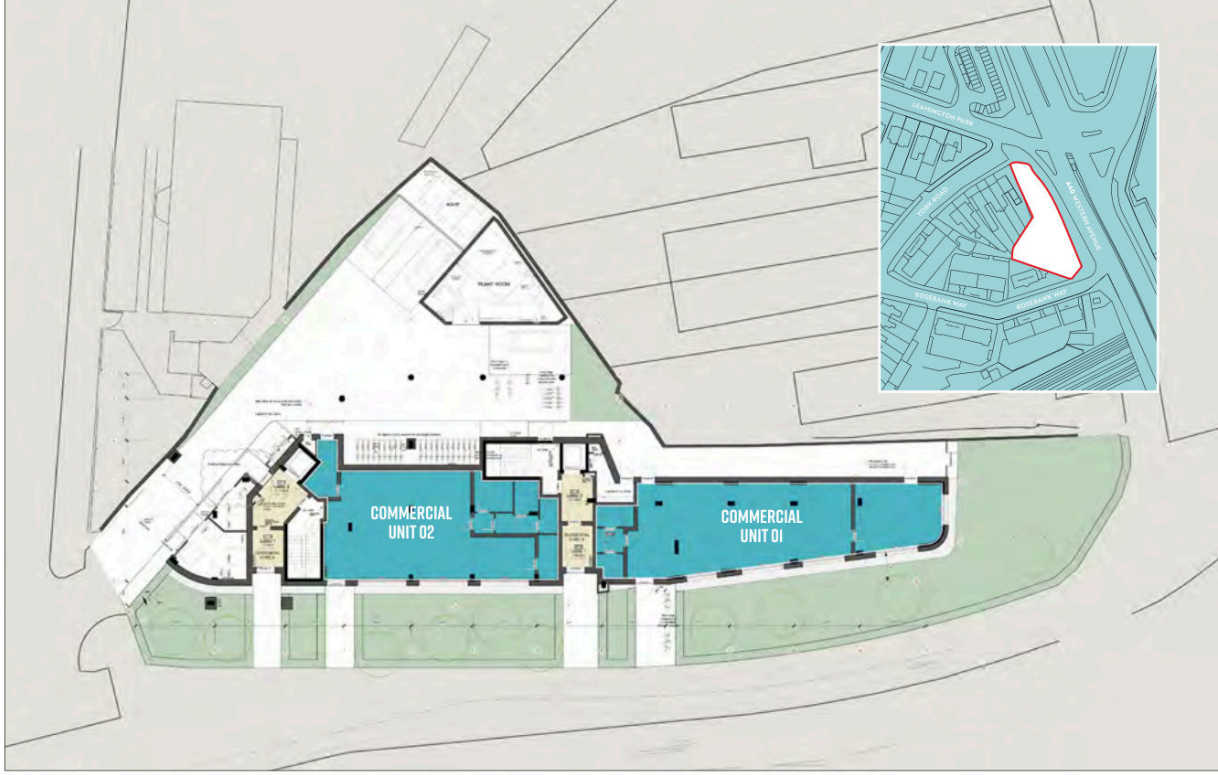
BUSINESS RATES
Rates will be assessed by the local authority.

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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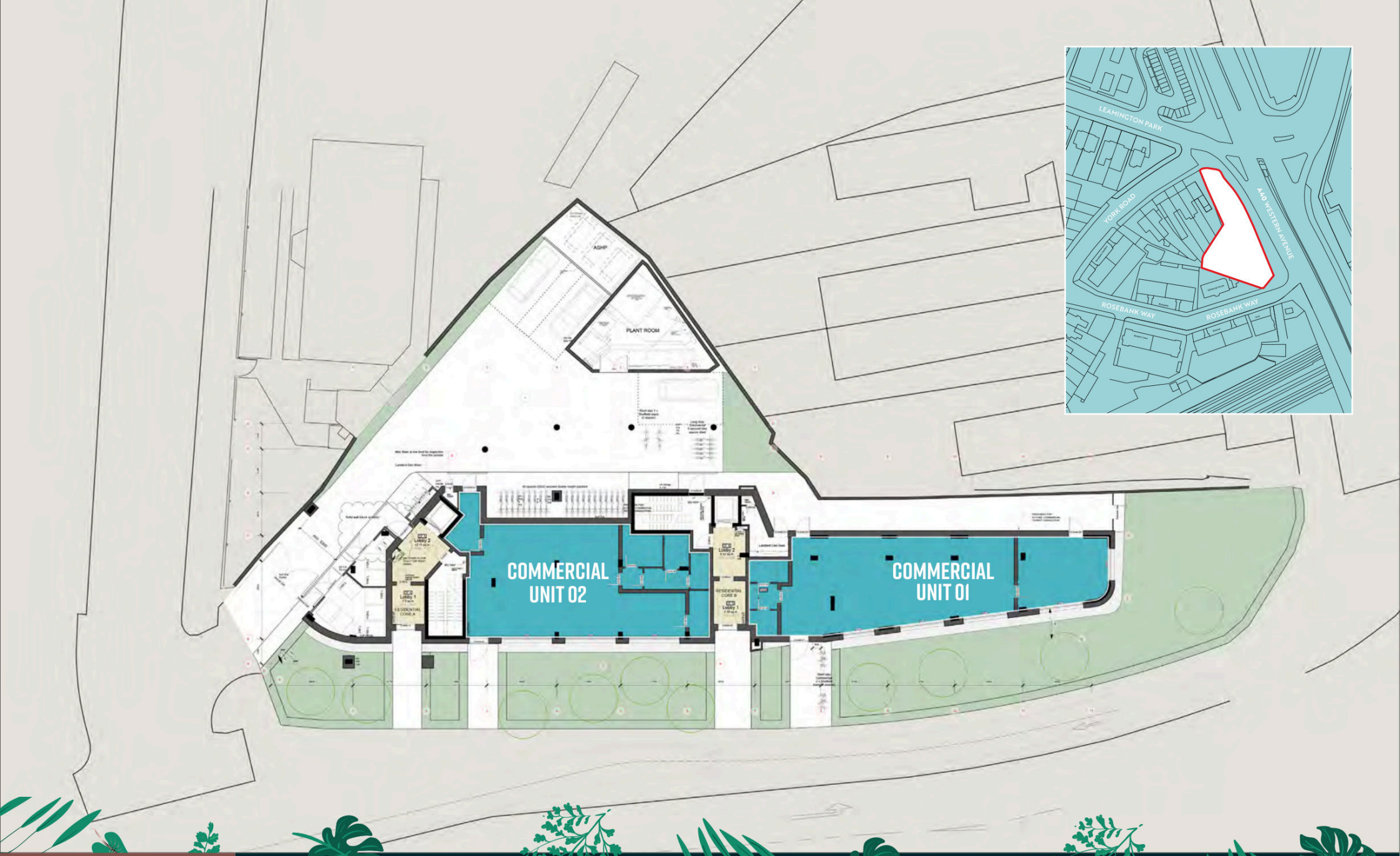
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MAY COMPANY
RETAIL & LEISURE SPECIALISTS

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991
These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

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