

**RAPLEYS**

TO LET  
**Prime Trade Counter/Industrial Units**

rapleys.com  
**0370 777 6292**

Unit 34 Westwood Trading Estate,  
Concord Road, Acton, London W3 0TH

CONTACT **Daniel Cook**  
07795 660259 | daniel.cook@rapleys.com  
**Callum Dickinson**  
07881 910312 | callum.dickinson@rapleys.com



Prominent position just off the  
A40 Western Avenue

Central London 6 miles east

5.5m minimum eaves

Secure yard

627.61 sq m (6,756 sq ft)

Competitive terms available

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### Location

The property sits on a well established industrial/trade estate just off Concord Road and approximately 0.25 mile south of the intersection with the A40 Western Avenue.

The A40 leads 6 miles east to Central London and west to the M40, and subsequently the M25 J16, 11 miles west. London's largest business park, Park Royal, sits on the opposite side of the A40.

The surrounding area is largely employment focused with a number of motor dealerships close by including those representing **Aston Martin, Jaguar/Land Rover, Nissan** and **Renault**. Royale Leisure Park sits a short distance north.

### Description

The property comprises a terraced unit of steel portal frame construction together with a front yard which has been secured by palisade fencing.

The unit benefits from unpainted concrete floor, access via a single up and over door with lighting by florescent strip lighting and translucent ceiling panels.

A two storey office / ancillary area has been formed at the front of the unit.

### Tenure

Leasehold.

The unit is held on a lease with security of tenure under the Landlord and Tenant Act 1954, due to expire on 01 August 2023, on a passing rent of £100,000 per annum.

### Terms

Our client is seeking to assign their lease.

A longer term lease may be available by separate negotiation with the landlord.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Unit 34</b>		
Ground floor	556.96	5,995
First floor	70.67	761
<b>Total</b>	<b>627.61</b>	<b>6,756</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Rating

The unit currently assessed as a single hereditament:

Workshop and Premises - £188,000.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: all units are assessed as a **D** rating.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agents.

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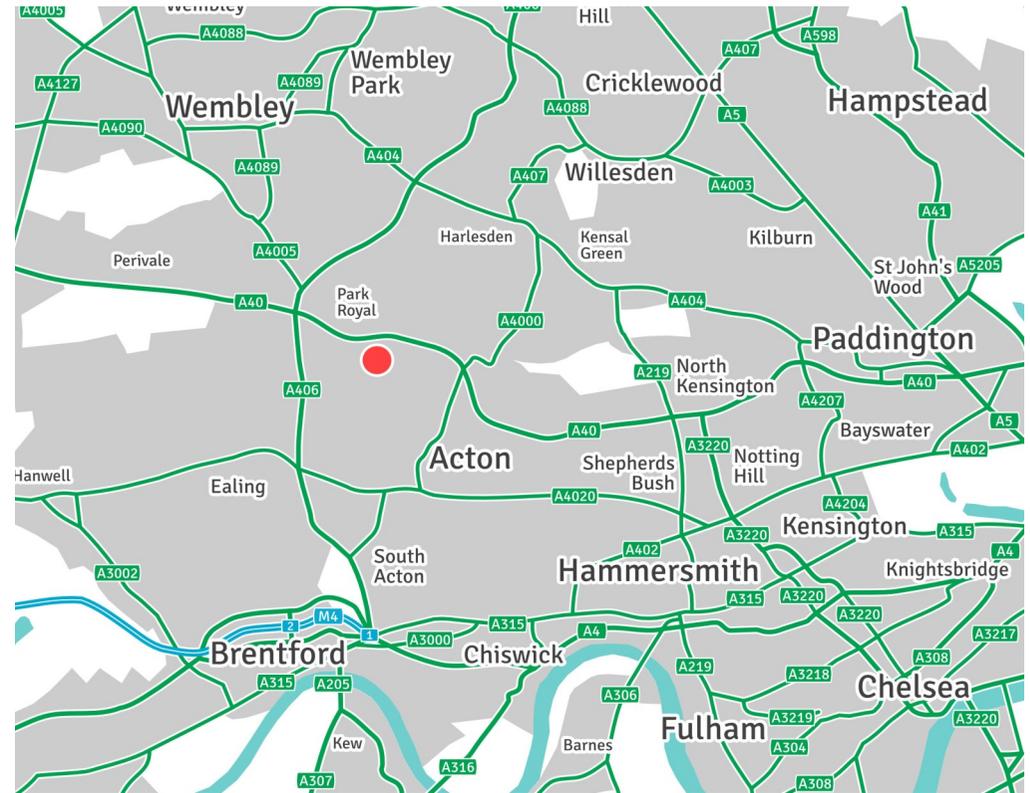
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