

TO LET

3 ROSLIN ROAD,
LONDON,
GREATER
LONDON
W3 8DH

9,148 sq ft
849.85 sq m

- Large Yard Area
- Great Transport Links
- Suitable For Various Uses
- STP
- A New Lease From The Landlord

carterjonas.co.uk/commercial



Carter Jonas

LOCATION

The property forms part of parade of Industrial used buildings, although is surrounded by residential developments.

The property benefits from being located 0.3 miles from Acton Town Underground Station & 0.4 miles from South Acton Overground Station.

DESCRIPTION

The building is a single-storey property, with a GIA of 850 sq m (9,148 sq ft). The premises consists of a number of smaller spaces utilised for offices. Many of the internal walls are partitions and could be removed to allow for a more open plan warehouse. The property is located in an area with both small scale industrial buildings and new-build residential complexes.

There is a large outdoor parking/ yard space which is for the exclusive use of the occupier. Access is via two large double gates on to Roslin Road.

ACCOMMODATION

Name	Size
Building	9,148 sq ft (849.85 sq m)
Total	9,148 sq ft (849.85 sq m)

PLANNING USE

B2/ B8 General industrial and storage or distribution.

The landlord would consider a change of use. Any occupier is to make their own enquiries.

TERMS

A new lease is available direct from the landlord

RENT

£12.57 per sq ft / £115,000 per annum

for a new lease on terms to be agreed

SERVICES/SERVICE CHARGE

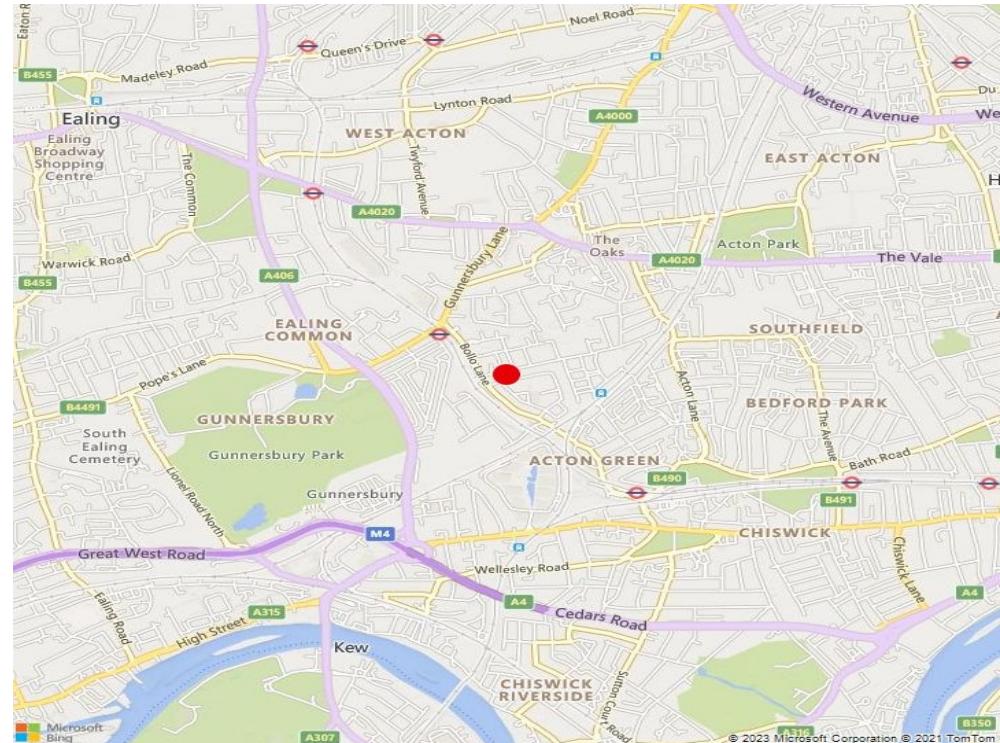
Services will be connected

RATEABLE VALUE

For any change of use then the rates will likely have to be reassessed

VIEWING

Strictly by appointment with agents.



CONTACT

Chris Harding
07977540000 /
Chris.Harding@carterjonas.co.uk

Thomas Ruler
07384 828814 /
Thomas.Ruler@carterjonas.co.uk

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. September 2025



Carter Jonas