

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

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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

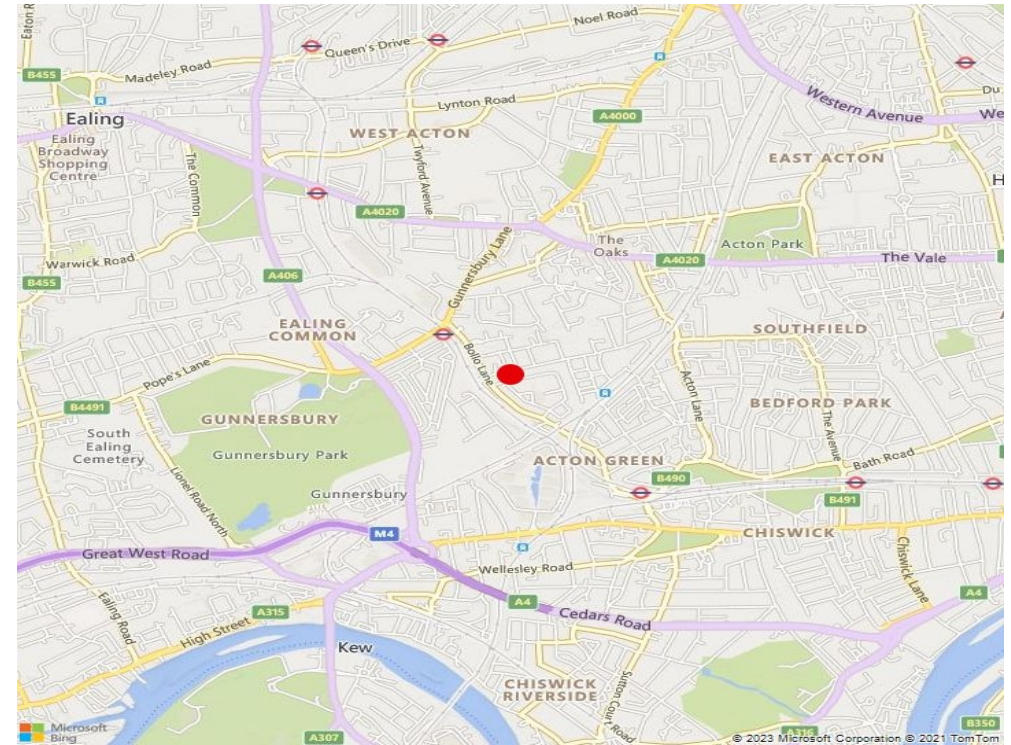
Services will be connected

RATEABLE VALUE

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

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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