

TO LET
TRADE COUNTER | WAREHOUSE UNITS
UNIT 2 6,900 SQ FT (641 SQ M)
NEWLY REFURBISHED - AVAILABLE NOW

WAVE | **TRADE
PARK**
CONCORD ROAD | ACTON | W3 0TE



UNIT 2
LAST UNIT AVAILABLE NOW

ACCOMMODATION

AREA SCHEDULE | GEA

		sq m	sq ft
Unit 1	LET	969.6	10,437

Unit 2 AVAILABLE

Ground Floor

Warehouse & Ancillary	585.1	6,298
First Floor Offices	55.9	602
Total	641.0	6,900

Unit 3	LET	554.4	5,967
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Unit 4	LET	446.5	4,806
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Unit 5	LET	460.0	4,952
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OVERALL TOTAL		3,071.5	33,062
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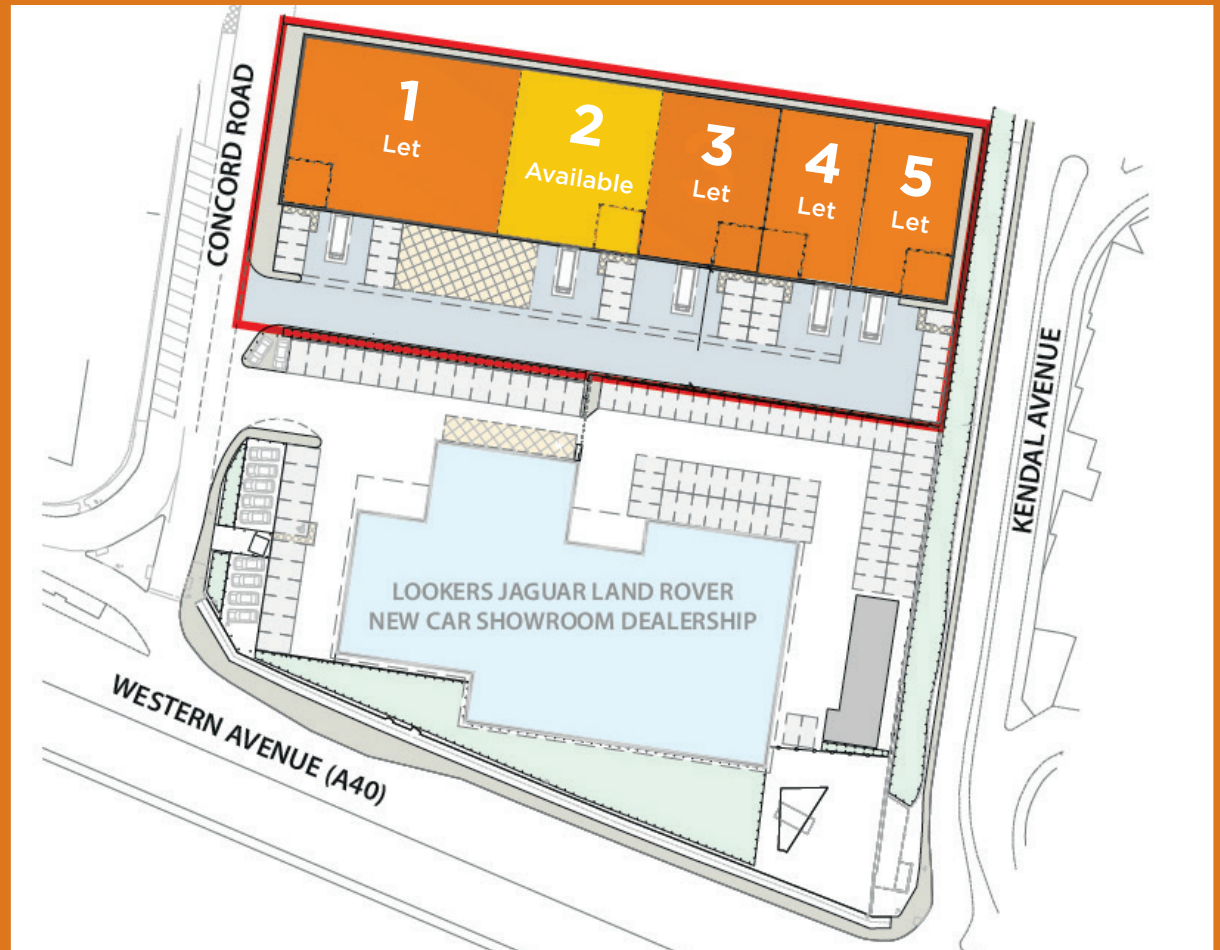


SPECIFICATION - UNIT 2

The unit benefits from the following key features:

- Original specification developed to BREEAM Very Good
- EPC Rating of A
- Fitted out office accommodation at first floor
- Electric roller shutter door
- 7.5m eaves height
- 37.5 kN per sq m floor loading
- Dedicated car parking spaces to the front of unit
- Photovoltaics to roof

WAVE TRADE PARK
CONCORD ROAD FACTORY W9 9TE



WAVE TRADE PARK

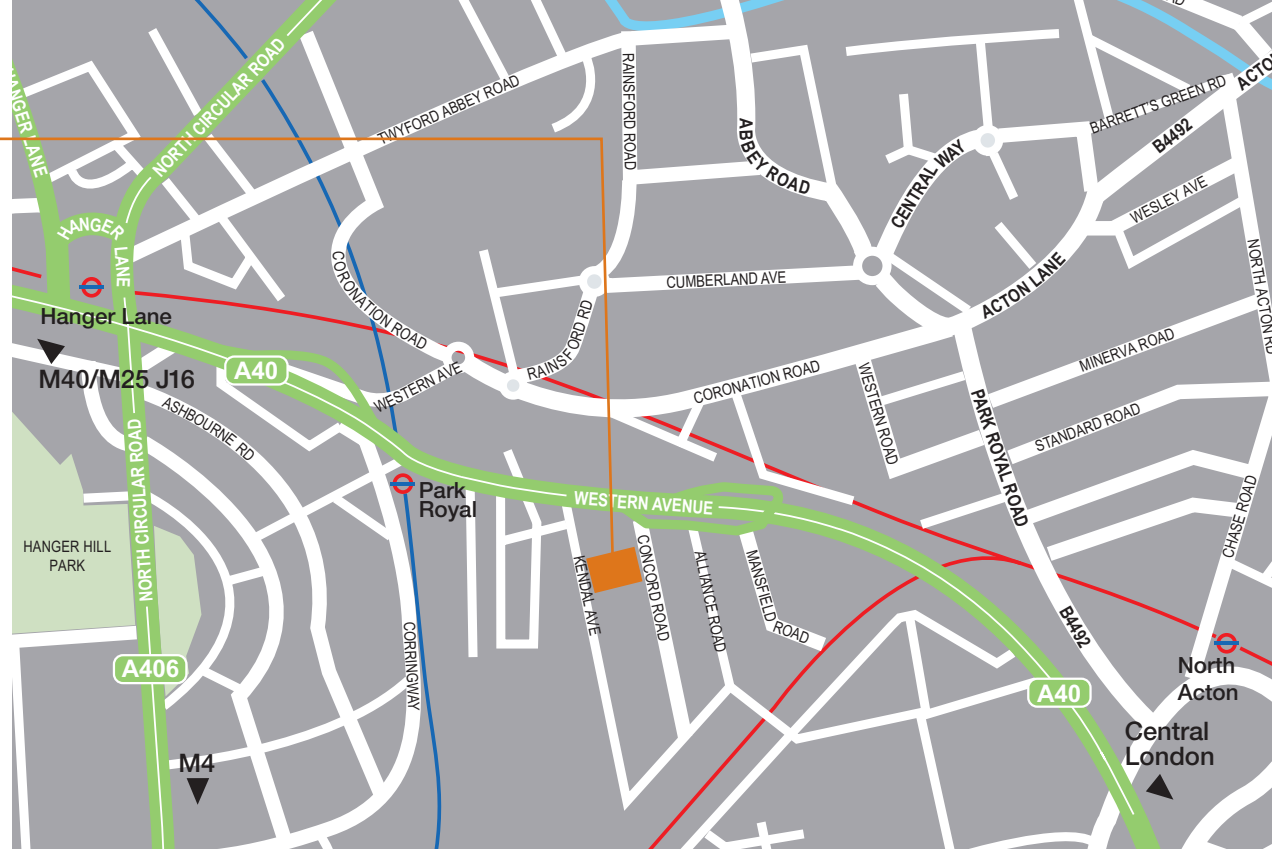
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LOCATION

WAVE Trade Park is located in an established commercial location on Concord Road, just off the A40 Western Avenue in Acton. The A40 provides direct access eastbound into Central London or westbound to the A406 North Circular Road at Hanger Lane.

The scheme is well served by public transport with both Park Royal (Piccadilly Line) and West Acton (Central Line) underground stations within half a mile.



FURTHER INFORMATION

For further information about the scheme, or to discuss a potential requirement, please contact the joint agents.

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DISTANCES	MILES
A406 HANGER LANE	0.5
M4 JUNCTION 1	4
M1 JUNCTION 1	5
CENTRAL LONDON	6
M40 JUNCTION 1	10
M25 JUNCTION 16	10
HEATHROW AIRPORT	12

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