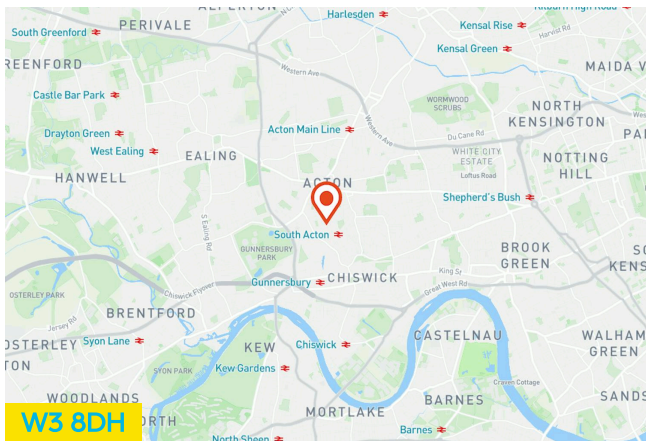


TO LET, INDUSTRIAL, 2,450 SQ FT

UNIT 9 ROSLIN SQUARE, ROSLIN ROAD, ACTON, W3 8DH



Modern Warehouse Unit Situated in Well Established Industrial Estate in Acton, West London, Available To Let.



- Electric Roller Shutter
- 3 Phase Power
- 4x Dedicated Parking Spaces
- Eaves Rising to 4.8m
- Gas Supply
- Fitted Kitchen
- Secure Estate with 24 Hour CCTV
- Available from April 2026

OVERVIEW

Available Size	2,450 sq ft
Rent	Rent on application
Service charge	£3,200 per annum per unit
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC	-

DESCRIPTION

The property is situated on Roslin Square Industrial Estate, just off Roslin Road. The estate benefits from ample yard areas and is a secure gated estate with 24 hour CCTV. The minimum clear internal eaves height is 3.1m rising to 4.8m at the roof apex. All mains services including electricity, water and gas are supplied. The property benefits from 3 phase power, a single electric roller shutter door and a fully fitted kitchen. There are 4 car parking spaces allocated to each Unit.

LOCATION

Roslin Square is situated approximately 1 mile from the A406 providing good access to the A4. The property is connected to the South via Junction 1 of the M4 and to the North via both the A40 and M40. The location is well served by public transport with Acton Town (Piccadilly & District Line) within 10 minutes walk. The property is therefore very well located to serve the nearby and affluent areas of Chiswick, Hammersmith and Fulham.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 9	2,450	227.61	Available
Total	2,450	227.61	



VIEWING & FURTHER INFORMATION

CAMERON AITCHISON

07721 599 643

cameron.aitchison@montagu-evans.co.uk

ZAHRA BHOJANI

+44 7920 741093

zahra.bhojani@montagu-evans.co.uk

LUCA NARDINI

07795 501 905

luca.nardini@montagu-evans.co.uk

GREG RUST (PETER TAYLOR & COMPANY)

020 8462 2725 | 07836 554066

greg@petertaylor.net



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