

# UNITS TO LET

## 6,386 - 31,086 ft<sup>2</sup>



EXTENSIVE  
REFURBISHMENT  
UNDERWAY  
(UNIT 10 COMPLETE)



CLOSE TO THE A40  
WESTERN AVENUE



PARK ROYAL AND WEST  
ACTON TUBE WITHIN  
WALKING DISTANCE

INDICATIVE IMAGES OF POST REFURBISHMENT



[www.ipif.com/westpoint](http://www.ipif.com/westpoint)

MODERN INDUSTRIAL/WAREHOUSE UNITS TO LET

**WESTPOINT** TRADING ESTATE  
ALLIANCE ROAD, ACTON, W3 0RA





## LOCATION

Well located in the established warehouse/industrial area of Alliance Road, just south of the A40 Western Avenue midway between Hanger lane and Gypsy Corner. Easy access to Central London and the national motorway network (M4, M40, M1 and M25), and located in the centre of three London Underground stations: Park Royal (Piccadilly Line), North Acton and West Acton (Central Line).

## DESCRIPTION

The properties comprise mid terrace and an end-of-terrace warehouse / industrial units of steel portal frame construction with part-brick and part-clad elevations. Units 7-9 are due to be refurbished and provide clear span warehouse accommodation with fitted office accommodation. Unit 10 refurbishment complete.

## SPECIFICATION

Each unit benefits/will benefit from

- 1 electric loading door
- Fitted office accommodation
- 5.7m clear height
- All mains services supplied
- New LED lighting
- New roof
- New roof lights
- Dedicated loading & car parking



On behalf of the Landlord



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## AVAILABILITY SCHEDULE

Available accommodation comprises of the following gross external floor areas:

UNIT 7	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	5,901	548.21
Office (First Floor Only)	485	45.01
<b>TOTAL</b>	<b>6,386</b>	<b>593.22</b>

UNIT 8	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	5,889	547.11
Office (First Floor Only)	547	50.79
<b>TOTAL</b>	<b>6,436</b>	<b>597.90</b>

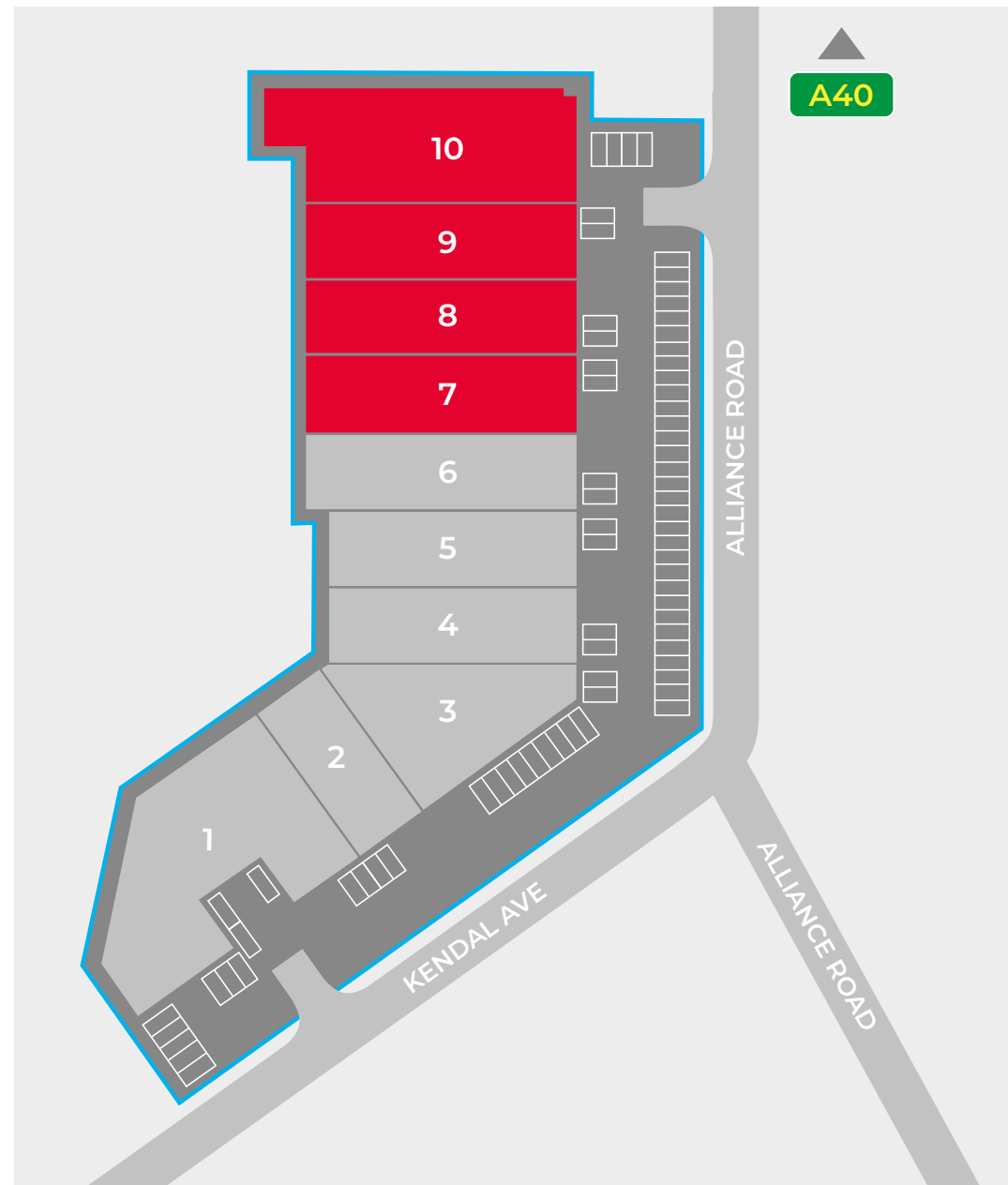
UNIT 9	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	6,403	594.9
Office (First Floor Only)	368	34.21
<b>TOTAL</b>	<b>6,771</b>	<b>629.11</b>

UNIT 10	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	10,380	964.3
Office (First Floor Only)	1,113	103.4
<b>TOTAL</b>	<b>11,493</b>	<b>1,067.7</b>

7 & 8 TOTAL		8 & 9 TOTAL		9 & 10 TOTAL	
12,822 ft <sup>2</sup>	1,191.12 m <sup>2</sup>	13,207 ft <sup>2</sup>	1,227.01 m <sup>2</sup>	18,264 ft <sup>2</sup>	1,696.81 m <sup>2</sup>

7, 8 & 9 TOTAL		8, 9 & 10 TOTAL	
19,593 ft <sup>2</sup>	1,820.23	24,700 ft <sup>2</sup>	2,294.71 m <sup>2</sup>

7, 8, 9 & 10 TOTAL	
31,086 ft <sup>2</sup>	2,887.93 m <sup>2</sup>



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## LEASE TERMS

New lease terms available.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATINGS

Available upon request.

## UNIT 10



INDICATIVE OF UNIT 7-9 REFURBISHMENT



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