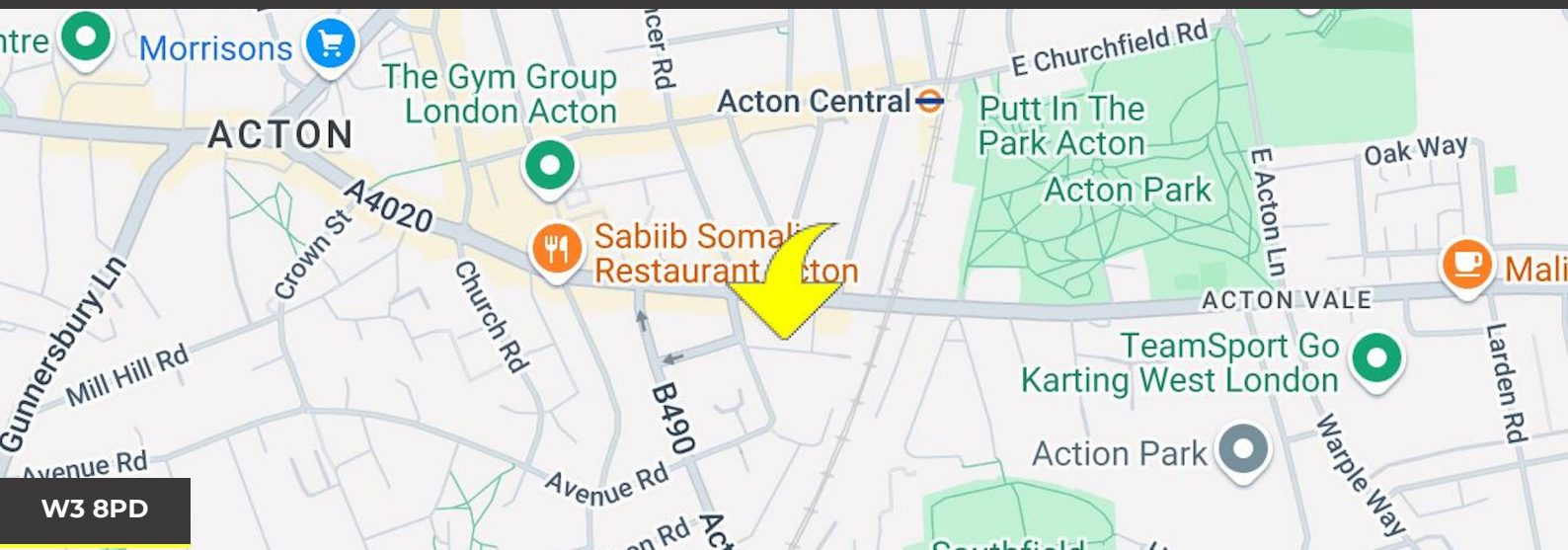


FOR SALE**INDUSTRIAL / WAREHOUSE UNIT - POTENTIALLY SUITABLE FOR REDEVELOPMENT (STPP)****RARE FREEHOLD OPPORTUNITY****25 Gloucester Road**
London, W3 8PD**2,234 SQ FT** (207.55 SQ M)

- Offered with full vacant possession
- Dedicated loading bay
- Ancillary office accommodation
- WC's & kitchenette
- Close proximity to M4 & A40
- Electric shutter door
- Allocated parking spaces
- Power
- Fluorescent Strip Lighting
- Walking distance to Acton Central & Acton Town Underground Station

Location

The property is situated in the South Acton area of Greater London, within the London Borough of Ealing. The location is easily accessible via Acton Town and Acton Central stations, providing convenient connections to Central London and surrounding areas. It lies near the A406 North Circular Road and A40 Western Avenue, facilitating access to major routes and the wider motorway network.



Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	1,297	120.50
Office	937	87.05
TOTAL	2,234	207.55

All measurements are approximate and measured on a gross internal area basis.

Summary

Available Size	2,234 sq ft
Tenure	Freehold
Price	£995,000
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
Legal Fees	Each party to bear their own costs
VAT	We have been advised the property has NOT been elected for VAT.
EPC Rating	D (94)

Description

The premises comprise a warehouse unit of steel truss frame construction with brick elevations to a pitched roof. Open plan warehousing and offices are arranged over the ground floor level, with access is provided via a electric roller shutter loading door serviced by a loading bay.

Travel Distances

M4 – 2.2 miles

A40 – 1.5 miles

Acton Central Station – 0.3 miles

Acton Town Underground Station (District & Piccadilly Lines) – 0.8 miles

Central London – 8.1 miles

Source: Google Maps

Tenure

Freehold.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



For further information or to arrange a viewing, please contact sole agents:

Amar Picha
020 8075 1237
amp@telsar.com

Dipesh Patel
020 8075 1233
dp@telsar.com

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.