

48 Westwood Park, Concord Road, Acton, London W3 0TH



TO LET Self-Contained 1st Floor Office Suite 647 sqft (60 sqm)
Rent: £13,980 + VAT per annum

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

The property is accessed directly off the A40 Western Avenue serving Central London to the East and the wider motorway network to the West as well as the A406 North Circular and the M1.

Park Royal tube station serviced by the Piccadilly Line is within walking distance of the property and there are various bus links operating within the Park Royal Industrial Estate from nearby tube stations including North Acton and Hanger Lane underground stations serviced by the Central Line and Stonebridge Park station serviced by Bakerloo Line.

Description

This self-contained office is located on the 1st floor of a detached commercial building, within a secured gated estate with 24-hour access and 24/7 security. It is ideal for a variety of usages including, creative artist studios or dentist clinics, therapy centres or just office use.

Size

The Office suite measures 647 sq ft (60 sq m) approximately.

Rent

Rent : £13,980 + VAT per annum.

Service charge is included.

Business Rates: RV is £6,400. Rates payable currently are approximately £3,193 per annum. It is advised to check this for any rebates with the local council.

Main features

- Wood parquet flooring
- W.C
- Separate Kitchen with own patio area
- Fitted offices

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Amenities

- Easy access to A40
- Close proximity to Park Royal Station
- 24 hour access & 24/7 security
- Allocated parking

Availability & Viewing

This self-contained office suite is available Immediately. Viewing is by appointment only through agents **ASHTON FOX COMMERCIAL**. Please call us on **0208 238 5588** or email us on sales@ashtonfox.co.uk to book an appointment for viewing.

Note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.

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