

COMMERCIAL PROPERTY



INDUSTRIAL/WAREHOUSE UNIT FOR SALE/TO LET



31 Colville Road. Acton , London, W3 8BT

20,783 sq ft (1,930.76 sq m)

Telephone: 01932 823610

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www.curchodandco.com



Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give 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 Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.

CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:

The property is situated within the South Acton Industrial Estate which is an established industrial area comprising a mixture of older and more modern industrial buildings. The subject premises fronts Colville Road in a section that is within a small cul-de-sac. Colville Road leads into Rosslyn Road and on to Bollo Lane or directly to Bollo Lane which is a thoroughfare leading from Gunnersbury Lane (A4000) through to Chiswick High Road (A315).

Terms: (Subject to Contract)

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £125,000 per annum exclusive or Freehold with vacant possession. Price upon application.

Legal Costs/VAT:

Each party to bear their own legal costs incurred in the transaction. Prices quoted exclusive of VAT which may be charged.

Accommodation:

The premises have been measured and provide the following gross internal floor areas:-

Ground floor	7,998 sq ft (743.03 sq m)
First floor	6,082 sq ft (565.03 sq m)
Second floor	5,384 sq ft (500.18 sq m)
Open yard	978 sq ft (90.85 sq m)
Covered yard	341 sq ft (31.67 sq m)
TOTAL	20,783 sq ft (1,930.76 sq m)

Description:

The premises comprise of a three storey industrial building providing office accommodation at second floor level. It is arranged over three floors and comprises a framed building with brick elevations and under pitched and corrugated sheet roof to the front. The premises has an internal courtyard to the left hand side with a loading door at ground and first floor to enable forklift deliveries at first floor level. The ground floor is arranged with forecourt parking.

Amenities:

- Established popular industrial location
- Rarely Available
- Access to North Circular and M4 in turn
- Parking spaces/yard area
- Loading door

Rates:

Rateable Value	£82,500
Rates Payable	£35,722.50
UBR: 43.3p in the £ (2011-2012)	

Viewing & Information:

For further information or to arrange a viewing please contact sole agents Curchod & Co on 01932 823 610.

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SUBJECT TO CONTRACT

Dec 10

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