



UNIT 1 HERON TRADING ESTATE, ACTON, W3 0RA

DESCRIPTION

Unit 1 is an industrial/warehouse property of steel portal frame construction. The warehouse is arranged over the ground floor with ancillary office accommodation. Loading is available via a full height up and over loading door.

Allocated parking is available to the front of the building.

SPECIFICATION

Salient specification details as follows:

- Minimum clear height of 5.80 m
- To be refurbished
- Three phase power
- Full height loading door
- Allocated car parking
- Dedicated loading bay

EPC

Available on request.

ACCOMODATION

The unit comprises of the following:

Warehouse	5,050 sq ft
First Floor Office	710 sq ft
Total	5,760 sq ft

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term and rent to be agreed.

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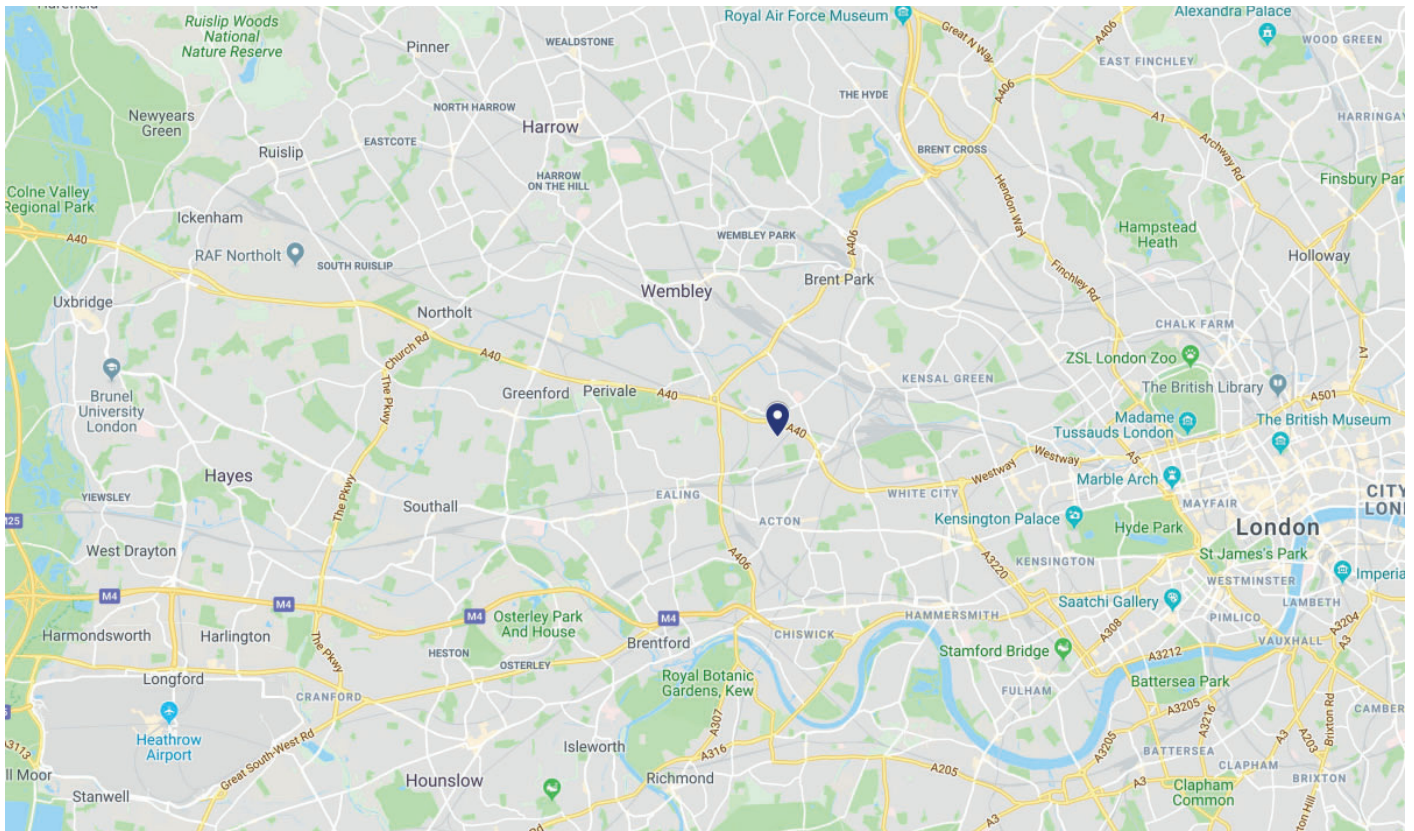
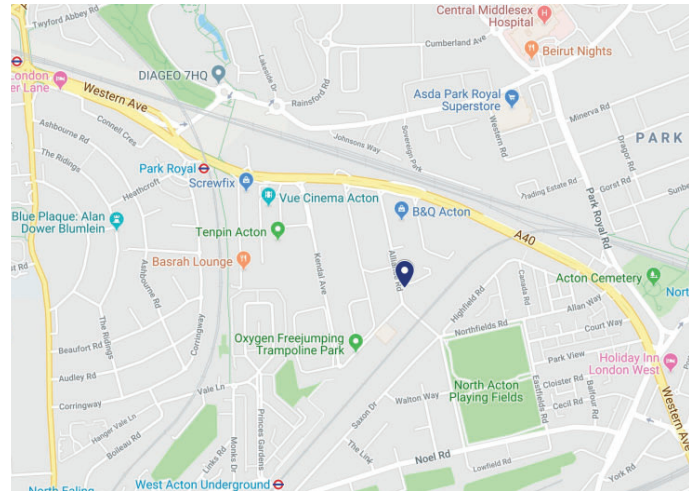
LOCATION

Heron Trading Estate is located on Alliance Road, close to its corner with Kendal Avenue, providing direct access to the A40 and servicing Central London to the east and the wider motorway network to the west. Park Royal and West Acton Underground are within walking distance and there are also various bus links operating in close proximity to the industrial estate.

A40	400 metres
Park Royal Underground	600 metres
West Acton Underground	800 metres
M1 (J1)	5.0 miles
Central London	7.0 miles
M25 (J16)	10.0 miles

NEARBY OCCUPIERS

DNA Technical Services, The Felix Project, Canepes Direct, Royal Mail, Arena Flowers, Creative Mobile Technologies and CCS Media.



DTRE

For further information or to arrange an inspection please contact the sole agents DTRE:

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