



**UNIT 33/34, ACTON PARK  
ESTATE, THE VALES,  
ACTON, W3 7QE**

**TO LET  
AVAILABLE**

**19,048 SQ FT (1,769.60 SQ M)**

## LOCATION

Access to the A40 (Western Avenue) and A406 (Gunnersbury Avenue / North Circular Road) provide links to both Central London, M40, M4 and M25 motorways.

Access to local amenities, Acton Central (Main Line), Acton Town (Underground Piccadilly Line) stations and local bus routes are all within close proximity.

## DESCRIPTION

- TO BE REFURBISHED
- 6.0m Eaves
- 2 Level Loading Door
- Ground and first office space
- Generous Car Parking
- 24-hour manned security

## TERMS

The premises are available on a new lease to be agreed.

## ACCOMMODATION

Floor Area	sq ft	sq m
Total	19,115	1,775.83

## RENT

£17.50 psf

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATES

Interested parties should make their own enquiries to the London Borough of Ealing 20 8583 5555.

## EPC

An EPC is available on request.

## VIEWING

Strictly by appointment through sole agents dohertybaines. Contact:

David O'Donovan

[dodonovan@dohertybaines.com](mailto:dodonovan@dohertybaines.com)

07775 562 484

Will Norman

[wnorman@dohertybaines.com](mailto:wnorman@dohertybaines.com)

07841205309

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The Directors of dohertybaines Ltd are listed for inspection at the registered office: 11 Albemarle Street, London W1S 4HH.

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