

## Warehouse TO LET 2,850 sqft (265sqm) GIA



Unit 5, Roslin Square London W3 8DH

## MONTAGU **EVANS**



The property is situated approximately 1 mile from the A406 providing good access to the A4 and junction 1 of the M4 to the South and to the A40 and M40 to the North. The location is well served by public transport with Acton Town London Underground (Piccadilly & District Line) around 10 minutes walk. There are also a number of bus routes which operate along Bollo Lane and the A4000 Gunnersbury Avenue.



The warehouse benefits from:

- Recently refurbished •
- Fenced and gated site
- A minimum clear height of 3.1 metres rising to 4.8 metres
- Sliding shutter
- Three phase electricity
- Toilet accommodation
- Gas, water and 3 phase power
- Up to 5 car parking spaces



|        | Sq ft | Sq m |
|--------|-------|------|
| Unit 5 | 2,850 | 265  |
| Total  | 2,850 | 265  |



A new full repairing and insuring lease is available, rent and terms on application. Subject to Contract.



Applicable



## LEGAL COSTS

Each party to bear their own legal costs incurred.



£41,400 pa



Interested parties should make their own enquiries.



## VIEWING

Strictly by appointment through sole joint agents Montagu Evans 020 7493 4002 and Peter Taylor on 020 8462 2725











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