

# Warehouse TO LET

2,850 sqft (265sqm) GIA

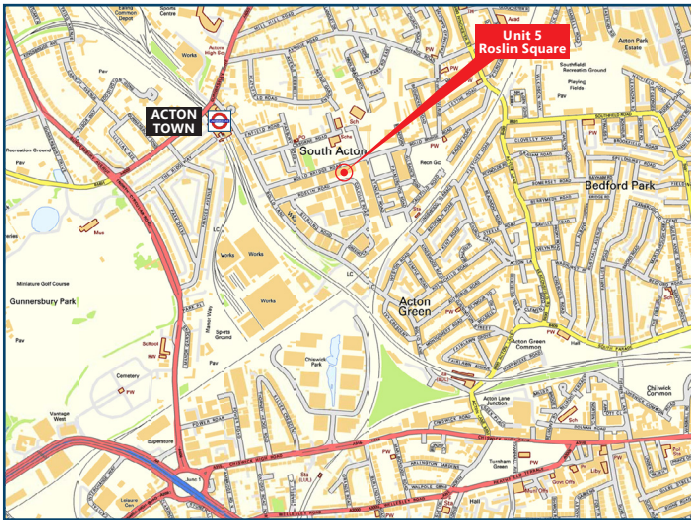


Typical Unit

**Unit 5,  
Roslin Square  
London  
W3 8DH**

## DESCRIPTION

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

## FLOOR AREA

	Sq ft	Sq m
Unit 5	2,850	265
<b>Total</b>	<b>2,850</b>	<b>265</b>

## TERMS

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

## VAT

Applicable

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RENT

£41,400 pa

## RATES

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

## EPC

Rating D - 88

**Peter Taylor**  
 & Company

**020 8462 2725**

**MONTAGU  
 EVANS** 

**020 7493 4002**