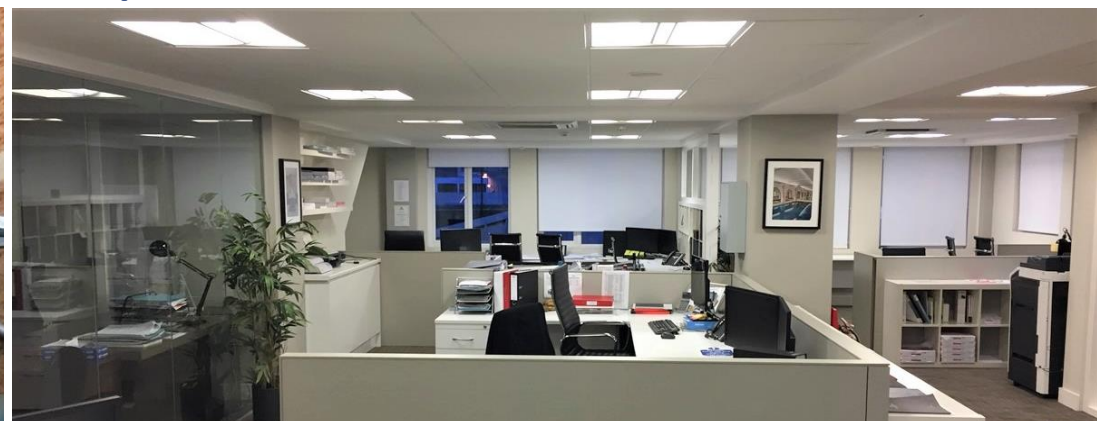


# For Sale / To Let

## WAREHOUSE AND MULTI-STOREY OFFICE ON SELF-CONTAINED SITE SUITABLE FOR A VARIETY OF BUSINESS USES – STORAGE/PRODUCTION & OFFICES



- RARE FREEHOLD OPPORTUNITY IN SOUGHT AFTER BUSINESS LOCATION
- GOOD COMMUNICATIONS & TRANSPORT LINKS
- SUITABLE FOR A VARIETY OF BUSINESS USES\*



- LONG-ESTABLISHED PREMIER WEST LONDON BUSINESS LOCATION
- MODERN OFFICES OVER FIRST AND SECOND FLOORS
- EXTERNAL GATED YARD WITH CAR PARKING PROVISIONS

### 33 Colville Road, Acton, London, W3 8BT

Vokins Chartered Surveyors

Prospect House, 67 Boston Manor Road, Brentford, Middlesex TW8 9JQ

Office: +44 (0) 20 8400 9000 | Fax: +44 (0) 20 8400 9001 | Email: [info@vokins.co.uk](mailto:info@vokins.co.uk) | [www.vokins.co.uk](http://www.vokins.co.uk)

#### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein.  
They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

\*STPP = Subject to Planning Permission





# 33 Colville Road, Acton, London, W3 8BT

## LOCATION

The property is located on Colville Road, immediately off Bollo Lane, approximately 1.5 miles from Chiswick Roundabout, which itself provides excellent road communication via the North and South Circular Roads and the A4/M4.

The property is approximately ½ mile from Chiswick High Road, with its excellent banking, retail, restaurant and leisure facilities. Central London is circa 6 miles to the east and Heathrow is circa 8.5 miles to the west.

Chiswick Park Underground Station (District Line) and Acton Town (Piccadilly and District Lines) are both approximately ½ mile. South Acton Mainline Station (for Waterloo) is within ¼ mile and there are numerous bus routes.



Chiswick High Road	0.5 miles
North Circular – Chiswick	0.8 miles
M4 – Junction 2	2.5 miles
Heathrow Airport	8.50 miles



South Acton (Overground)	0.5 mile
Chiswick Park (District Line)	0.9 miles
Acton Town (District Line)	1.0 miles
Gunnarsbury (District Line)	1.5 miles

**John Vokins**  
[j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)  
0208 400 9000

**Luke Storey**  
[l.storey@vokins.co.uk](mailto:l.storey@vokins.co.uk)  
0208 400 8876

## THE PROPERTY

The property comprises a 3-storey self-contained industrial premises, with a single concertina loading door, together with ancillary gated forecourt and car parking to the front of the building.



## AMENITIES

- Wide concertina Loading door
- External gated yard and car parking spaces
- Storage mezzanine to rear of warehouse
- Quality offices fitted to a good standard
- Air conditioning to offices
- Good natural light, mix of spot and panel lighting in offices
- Underfloor trunking
- Kitchen facilities
- Separate male and female WCs

## ACCOMMODATION

The property offers the following GIA accommodation: -

Floor / Suite	Area sq. ft.	Area sq. m.
Ground Floor	3,843	357.1
Mezzanine	1,162	108.0
First Floor	1,936	179.8
Second Floor	1,741	161.7
<b>TOTAL</b>	<b>8,682</b>	<b>806.6</b>



**John Vokins**

[j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)

0208 400 9000

**Luke Storey**

[l.storey@vokins.co.uk](mailto:l.storey@vokins.co.uk)

0208 400 8876



## FREEHOLD

Guide Price: **£2,000,000** for the freehold.

## RENT

A new FRI lease is available for a term to be agreed at a rent of **£110,000 pax.** (c. £14.00 psf.).

## RATES

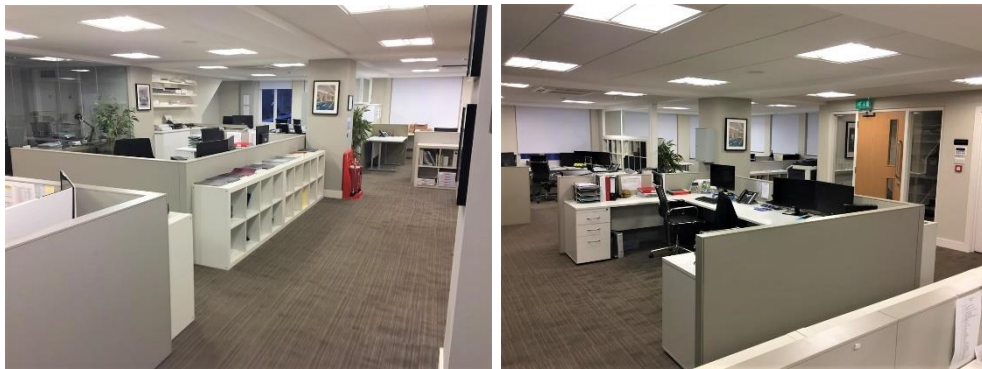
According to the Valuation Office Agency website the Rateable Value of the property is £58,500.

Rates payable 2017/2018 = approximately £28,021.50 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

## EPC

An EPC has been commissioned. Further details from the agents.



## VAT

VAT is applicable.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly through prior arrangement with sole agent Vokins.

**John Vokins**

[j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)

0208 400 9000

**Luke Storey**

[l.storey@vokins.co.uk](mailto:l.storey@vokins.co.uk)

0208 400 8876