



# Units 1&2, Cowley Road, Acton W3 7XA

7,962 sq ft of prominent warehouse space with generous parking provisions

**TO LET / FOR SALE**

**COGENT**  
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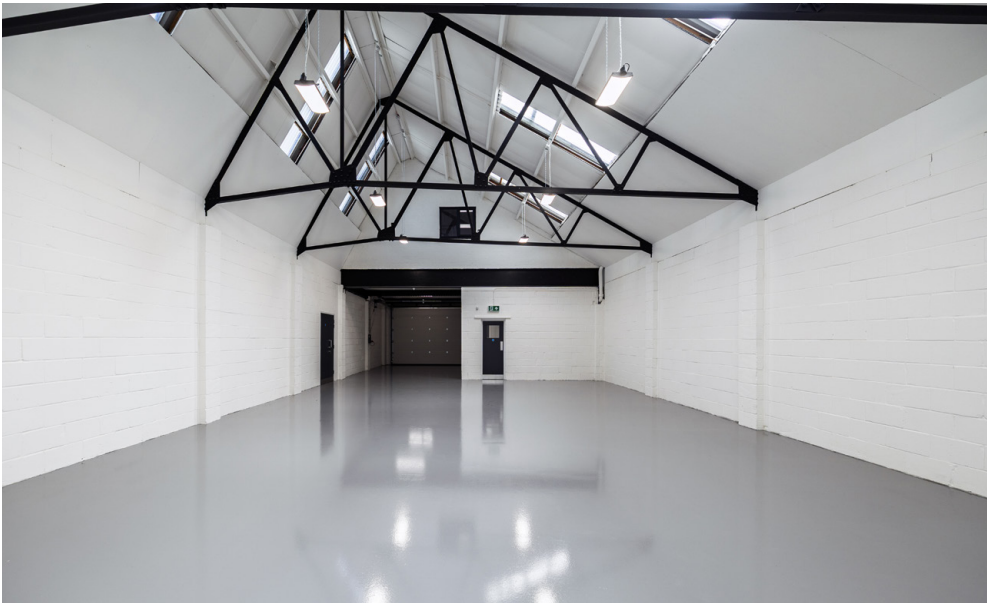


# Unit 1





# Unit 2

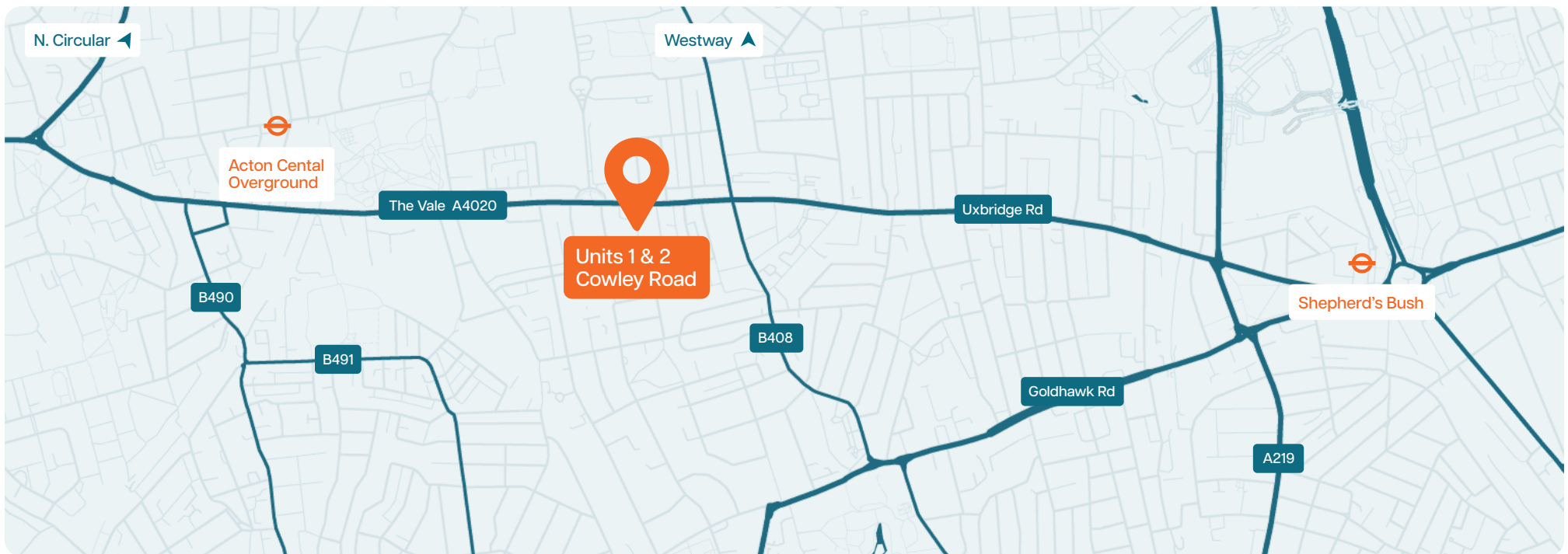


# Location

The property is located on Cowley Road in Acton with good access to the North Circular via Uxbridge Road. The surrounding area comprises a mixture of commercial and residential uses and is circa 7 miles from Central London.

The building offers flexible accommodation that may be suitable for a range of occupiers and business types. There are excellent public transport links with Acton Central Overground station a short walk away and Shepherd's Bush station slightly further afield providing underground connections. Additionally, the property benefits from excellent road links with quick access to the North Circular and Westway.

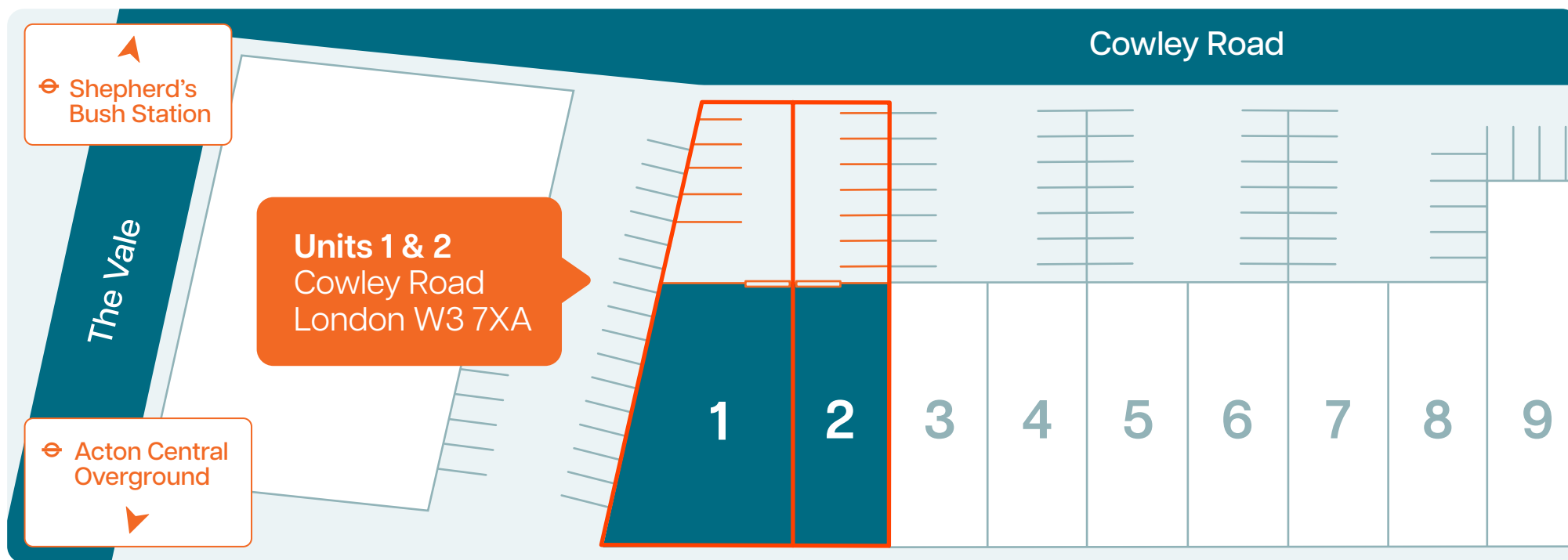
- 14 min walk from **Acton Central Overground**
- 30 min walk from **Shepherd's Bush Station**
- 7 miles from **Central London**



# Description

The property comprises two newly refurbished units at the end of a 10 unit terrace which are available to let collectively or individually. The buildings are of steel truss construction with brick and block elevations and a steel profile steel cladding facade.

The units benefit from separate offices, electric roller shutter doors and separate pedestrian access. They are suitable for trade counter uses as well as more traditional warehouse operations and offer generous parking provisions which is rare for this location.



# Executive Summary

## Accommodation (GEA)

### Unit 1

Ground Floor: 3,980 sq ft  
First Floor Offices: 769 sq ft  
Total: 4,749 sq ft

### Unit 2

Ground Floor: 2,385 sq ft  
First Floor Offices: 828 sq ft  
Total: 3,213 sq ft

\*All measurements are reported on a GEA basis

## EPC

B

## Rent / Price

Available upon request.

## Specification

- Newly refurbished
- First floor office accommodation
- 4m eaves
- 20m yard depth
- 10 car parking spaces
- WCs

## Business Rates

At present the properties are both covered by one entry with the VOA. The combined Rateable Value is £72,000.

## Terms

Terms to be discussed with the agents

## Connectivity

Western Avenue	0.8 miles
A406 (North Circular)	2.7 miles
Shepherds Bush	1.4 miles
Park Royal	3.4 miles
Central London	6.2 miles

## Viewing

For further information about the building or to arrange a viewing please contact Newmark and Cogent.

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# Contact Details

For further information about the building or to arrange a viewing please contact Gerald Eve LLP

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