

lot 21

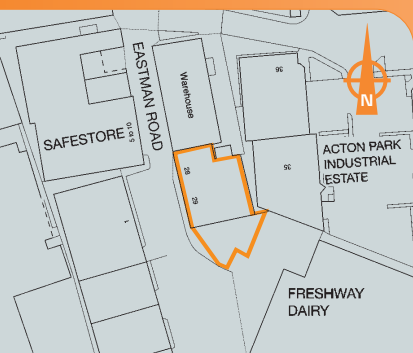
Hanovia House, 28/29 Eastman Road Acton, London W3 7YG

Rent
£112,920
per annum
(gross)
(see Note 2)

Freehold Office/Workshop Investment

- Producing substantial rental income with potential to increase
- Popular West London suburb
- Situated on a busy business estate

- Approximately 10,380 sq ft
- Nearby occupiers include Pirtek, Namco, Access Self Storage and Safestore Self Storage



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Location

Miles: 8 miles west of Central London
Roads: M4, A40, A4, A406 (North Circular Road)
Rail: Acton Central Overground, Acton Town Underground Station (District and Piccadilly lines), South Acton (Overground)
Air: Heathrow Airport

Situation

Acton is a popular West London suburb situated between Chiswick and Ealing, with the A406 (North Circular Road) some 1.5 miles to the west. The property is situated on the east side of Eastman Road, just south of The Vale (A4020) in a popular business area adjoining to the important Acton Park Industrial Estate. The Vale (A4020) is a major arterial route through West London.

Nearby occupiers include Pirtek, Namco, Access Self Storage and Safestore Self Storage.

Description

The property, a three storey traditional building, comprises 35 serviced offices and workshop/warehouse units. The property also benefits from parking for approximately 10 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	35 Serviced Offices and Workshops	405.89 sq m	(4,369 sq ft)	NUMEROUS	30 let on individual annual licences (1)	£112,920 (2)	
First		405.89 sq m	(4,369 sq ft)				
Second		288.56 sq m	(3,106 sq ft)				
Totals		1,100.34 sq m	(11,844 sq ft)			£112,920 with 6 Suites To Be Let	

(1) The rent shown above includes £100 per month inclusive for a licence for a container located in the car park.

(2) The above rent is per annum inclusive and the seller has indicated the current average management/service charge is £4981.25 per calendar month equating to £59,775 per annum.

For further details please contact:

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