

TO LET – BRAND NEW COMMERCIAL UNITS - ACTON



130 East Acton Lane, Acton, London, W3 7ER

- UNIT 1 2,422 SQ FT (225 SQ M) GIA
- UNIT 2 3,089 SQ FT (287 SQ M) GIA
- Flexibility to combine to single unit (5,511 SQ FT)
- Densely Populated Surrounding Area
- Brand-New Mixed-Use Development
- Completion Anticipated in Q4 of 2022



## LOCATION

The site is situated in East Acton, an area in west London within the London Borough of Ealing.

The property is located on East Acton Lane and sits equidistant between East Acton Underground Station (Zone 2 - 0.5 miles north east) and Acton Central Station (Zone 3 - 0.5 miles south west), the property also benefits from the Acton Main Line Station (Zone 3 - 0.7 miles north west) which will form part of the Crossrail service.

## DESCRIPTION

This property provides a brand new and exciting A4 (drinking establishment) opportunity in Acton beneath a new residential development of 65 dwellings arranged over 3-6 storeys. The retail units are to be arranged over mostly ground floors (unit 2 also has a basement) and are to be developed to a standard shell specification ready to be fitted to suit requirements. The landlord will also consider combining the units to form one larger space if required.

## ACCOMMODATION

The subject retail units comprises the following approximate gross internal floor areas;

### UNIT 1:

Ground Floor Only: 2,422 SQ FT (225 SQ M) GIA

### UNIT 2:

Ground Floor: 1,765 SQ FT (164 SQ M) GIA

Basement: 1,324 SQ FT (123 SQ M) GIA

TOTAL: 3,089 SQ FT (287 SQ M) GIA

COMBINED UNIT TOTAL: 5,511 SQ FT (512 SQ M) GIA

## LEASE

The premises are available by way of a new effective FRI lease, quoting rent is available upon application. The landlord will also consider the sale of the retail units should this be of interest.

## TIMESCALE

The retail units are anticipated to be completed for occupancy in Q4 2022.

## PLANNING

A4 Use (Sui Generis)

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## BUSINESS RATES & ENERGY PERFORMANCE CERTIFICATE

This property has not yet been assessed for business rates or EPC. This will need to be commissioned upon completion of the development.

## VIEWINGS

For further information or to arrange a viewing, please contact:

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