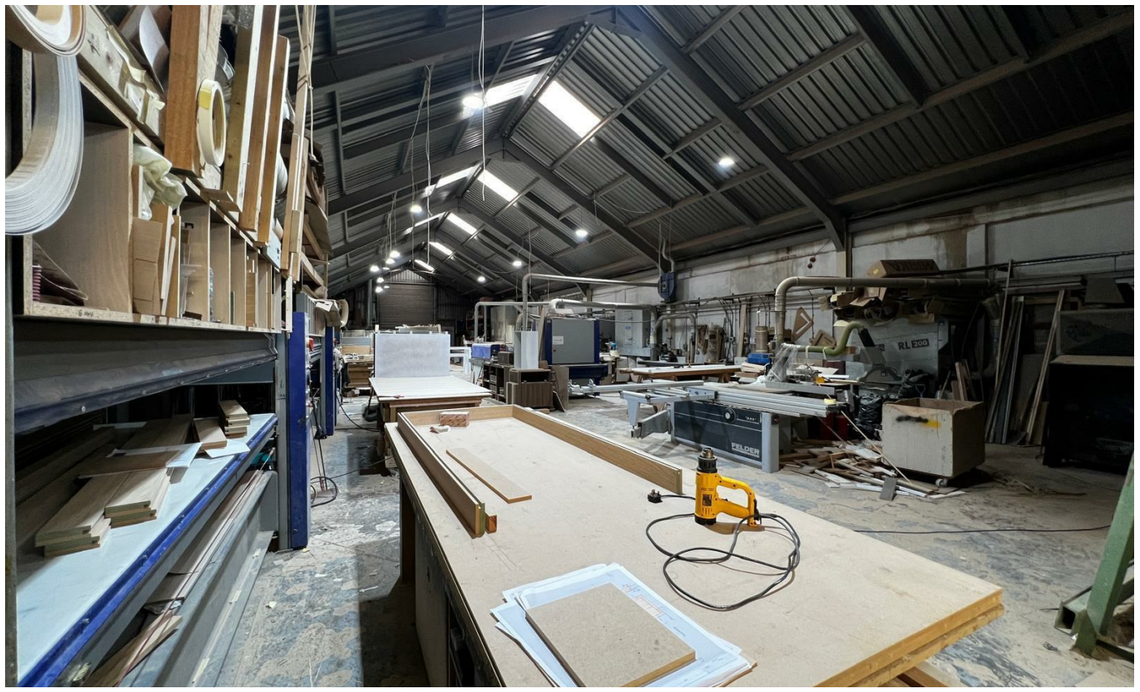


18 Old Oak Common Lane
Acton
London
W3 7EL
T: 020 8749 9798
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill&Mathesons

Gorst Road, London, NW10 6LA

Asking Price £4,500,000 Freehold

KEY FEATURES:

- FREEHOLD INDUSTRIAL UNIT
- 12,293 sqft
- SPACIOUS WORKSHOP AREAS
- FLEXIBLE LAYOUT
- LUXURY OFFICE
- ALLOCATED PARKING SPACES
- TRANSPORT ACCESS NEARBY

FREEHOLD WAREHOUSE FOR SALE

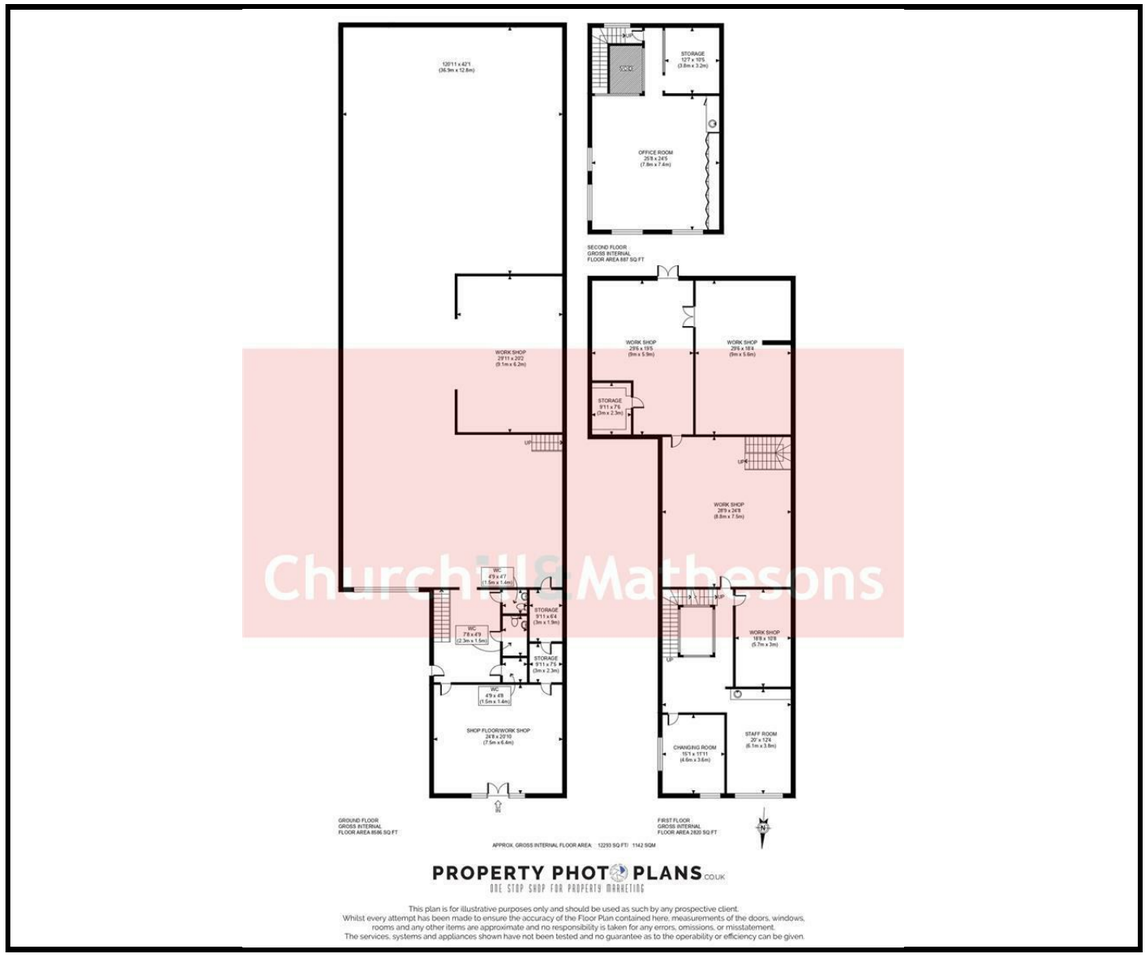
This substantial freehold light industrial/warehouse unit is now available for sale and presents an excellent opportunity for a variety of business uses. The property offers a vast amount of workshop and storage space, making it ideal for businesses requiring extensive operational areas.

Currently occupied by a Joinery business, the unit benefits from generous floor space and includes allocated parking spaces. Its flexible layout and size make it suitable for a wide range of commercial or light industrial purposes.

Whether you're looking to expand an existing operation or establish a new base, this property provides the scale and functionality to support your business needs.

Ground floor: 8,586sqft comprising of shop floor, workshop, storage areas and toilet facilities.
1st floor: 2820sqft comprising of staff room, changing room and 4 workshop spaces.
2nd floor: 887sqft comprising of an office space and storage.

Transport
For staff transport there are several local bus stops on Park Royal Road and Acton Lane. This property is within a 20-minute walk of the Bakerloo Line via Harlesden Station.



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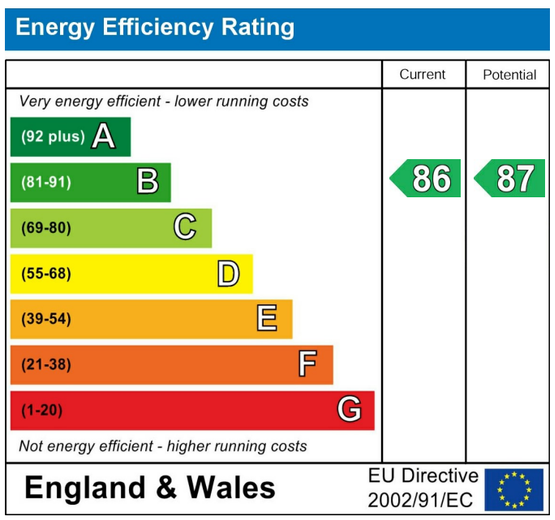

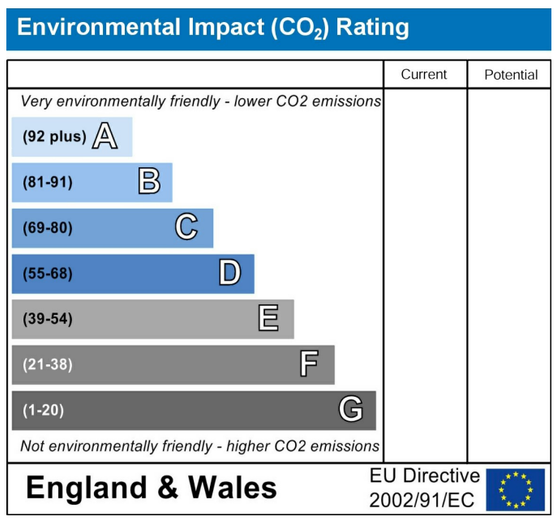

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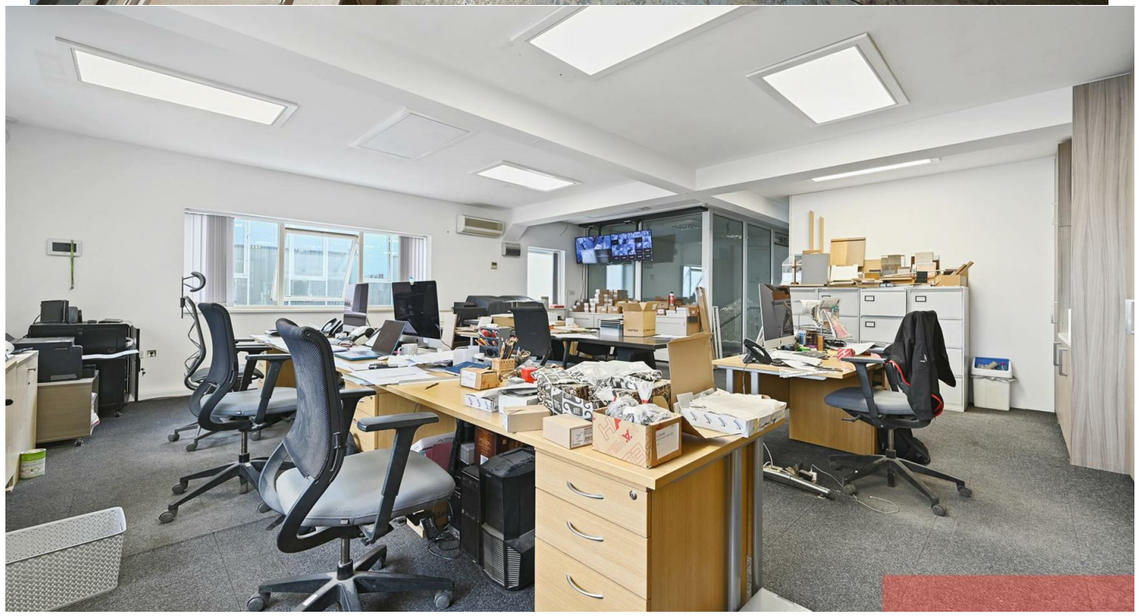

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within+/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.