

Rolfe East



St Mary's Road, W5

£25,000 Per Annum

- New Lease
- No Premium
- Great Frontage
- Excellent Location

44 Pitshanger Lane, Ealing, W5 1QY
020 8566 0288

commercial@rolfe-east.com
<https://www.rolfe-east.com/>

This commercial unit extends to approximately 603sqft and is prominently positioned on St Mary's Road in South Ealing. The property benefits from an unusually large frontage and high ceilings, providing an open and adaptable space suitable for a range of commercial occupiers.

The premises are located adjacent to the University of West London, which has recently undergone a significant multi-million-pound redevelopment, and are also within close proximity of Ealing Studios. The surrounding area benefits from a mix of educational, residential and commercial uses.

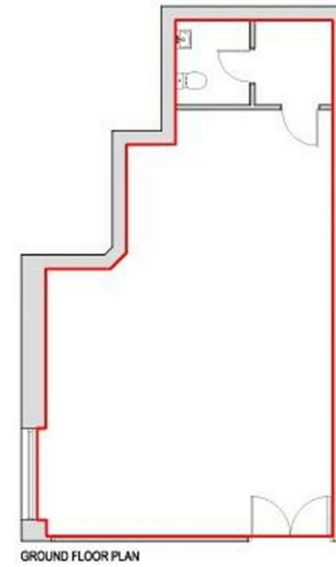
The accommodation would suit a variety of business types. Please note that the landlord does not permit cooking on the premises; however, the heating and preparation of food is acceptable.

Important Note: Only the right-hand side unit is available to let. NJC Kitchen LTD continues to trade successfully from the adjacent left-hand side unit and is simply downsizing its showroom. The business is not closing or for sale



Council Tax Band: Exempt





Viewings

Viewings by arrangement only.
Call 020 8566 0288 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 