

12-13 SWAINSON ROAD LONDON W3 7XB



FREEHOLD OFFICE / WAREHOUSE FOR SALE IN ACTON
ARRANGED OVER GROUND AND FIRST FLOOR APPROX. 7,825 SQ. FT.
INCLUDES GATED FORECOURT WITH 6 PARKING SPACES

OFFERS IN EXCESS OF £2,400,000

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The subject property is located on the north side of Swainson Road which runs between Agnes Road and Cowley Road. The property is situated in a mixed industrial and office enclave on the borders of Acton and Shepherds Bush, predominantly residential areas of West London.

Communications are good with the property approximately 1 mile to the south of the A40 dual carriageway, one of the main trunk roads out of London to the west and into Central London to the east. Furthermore, 1½ miles to the south is the A4 dual carriageway which becomes the M4 motorway out of London and past Heathrow International airport. Local buses run along the A4020 The Vale/Uxbridge Road as well as the B408 Askew Road. The property is approximately 0.8 miles from **Acton Central Station** (Overground Lines) and 0.9 miles to the south is **Stamford Brook Underground Station** (District Line).

Description:

The subject property appears to be a former industrial unit of brick wall and steel frame construction beneath a pitched roof with glazed panels which floods the first floor with light. It has subsequently been refurbished and a first floor created with a first-floor extension supported by steel columns and a steel frame which extends over the front former loading bay beneath a flat roof. Ceiling heights in parts are approximately 3.30m.

To the rear there is a single storey extension with roof lights which provides a meeting room and an office. Double glazed windows have been installed as well as air conditioning. Beneath the front first floor addition there are parking spaces for approximately 6 cars as well as a vehicular movement area to the centre, accessed via steel sliding on rollers gate. The property benefits from multiple solar panels on the roof. It occupies a rectangular shaped plot, and the building which including the first-floor extension supported by steel frames and the single storey rear extension occupies most of the site. It is the last industrial unit in the block as it sides onto the rear gardens of houses facing onto Agnes Road.

Accommodation:

Floor	Net Internal Floor Area (approx.)
Ground	3,735 sq. ft. – 347 sq. m.
First	4,090 sq. ft. – 380 sq. m.
Total	7,825 sq. ft. – 727 sq. m.

*We have been provided with the above floor areas and ask interested parties to verify these.

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Local Council:

London Borough of Ealing.

EPC:

The premises has an EPC rating of C (61), and a copy of the EPCs are available upon request.

Legal Fees:

Each party to bear its own legal costs.

Tenure:

Freehold sold with full vacant possession.

Price:

Offers invited in excess of **£2,400,000** (two million, four hundred thousand pounds).

AML:

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

Viewings:

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Floor Plan: (on pages 4 & 5)**Contacts:**

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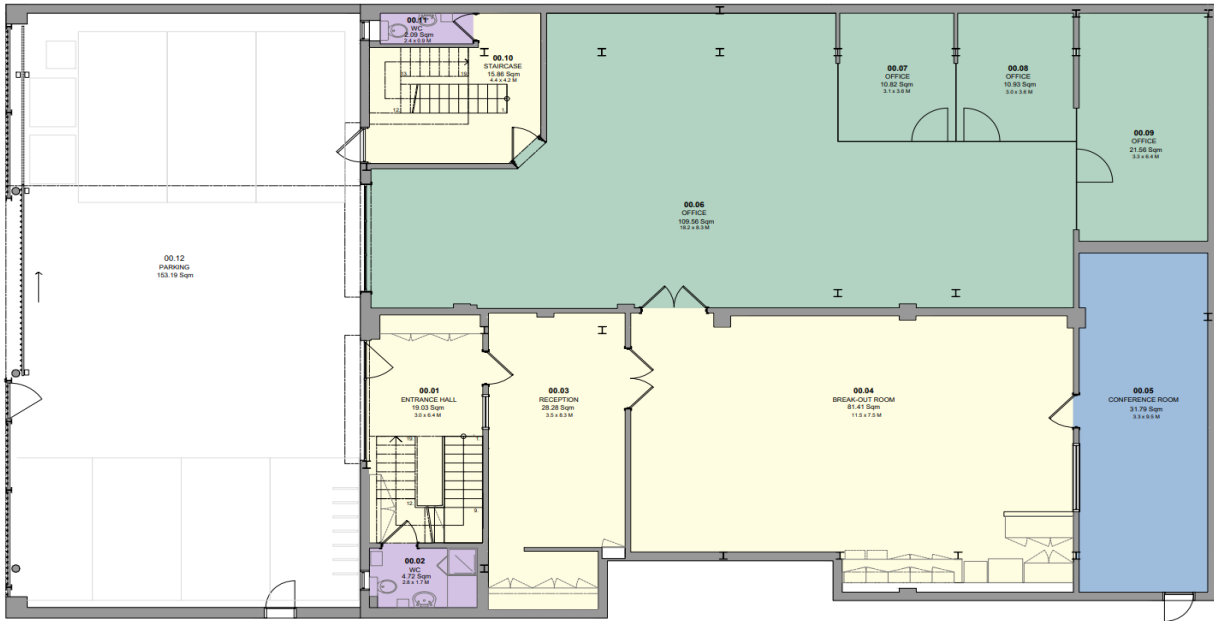
s.sadiq@willmotts.com

Important Notice

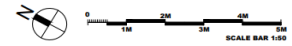
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Floor Plan:

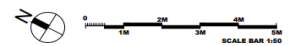
(Not to scale for indication purposes only)



① GROUND FLOOR LAYOUT_EXISTING
1:50



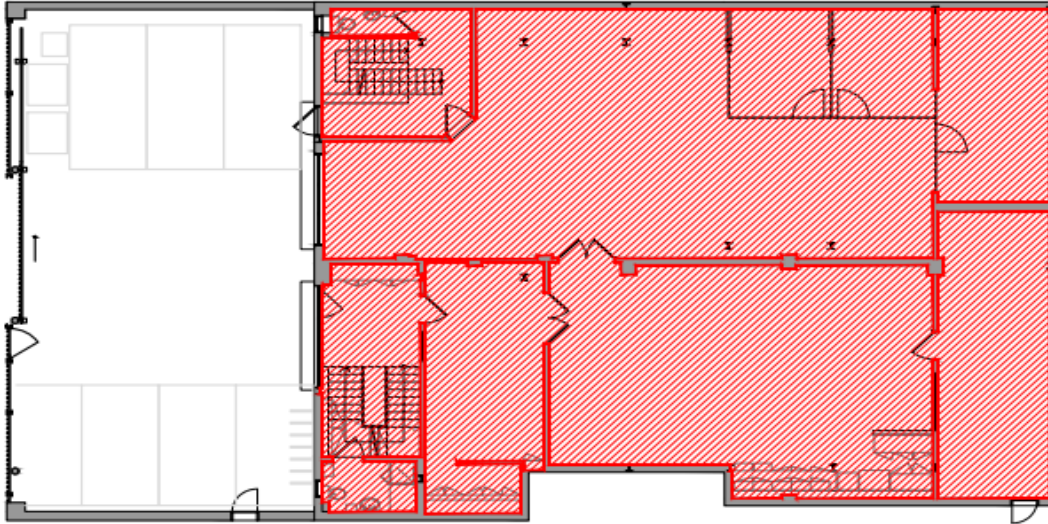
① FIRST FLOOR LAYOUT_EXISTING
1:50



GROUND FLOOR

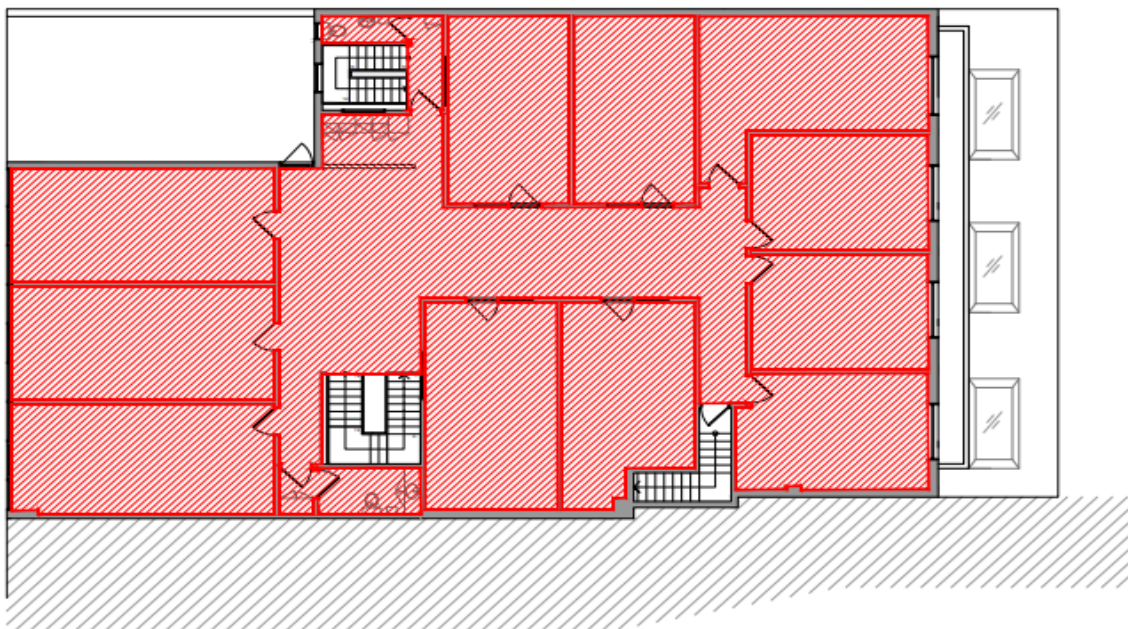
AREA : approx. 337.45 Sqm / 3632.28 SqFt

Parking : approx. 152.86 Sqm / 1645.37 SqFt



FIRST FLOOR

AREA : approx. 362.56 Sqm / 3902.56 SqFt



TOTAL AREA : approx. 700.01 Sqm / 7534.84 SqFt

Parking : approx. 152.86 Sqm / 1645.37 SqFt

R1_Updated Issue _30.09.2020

(Not to scale for indication purposes only)