

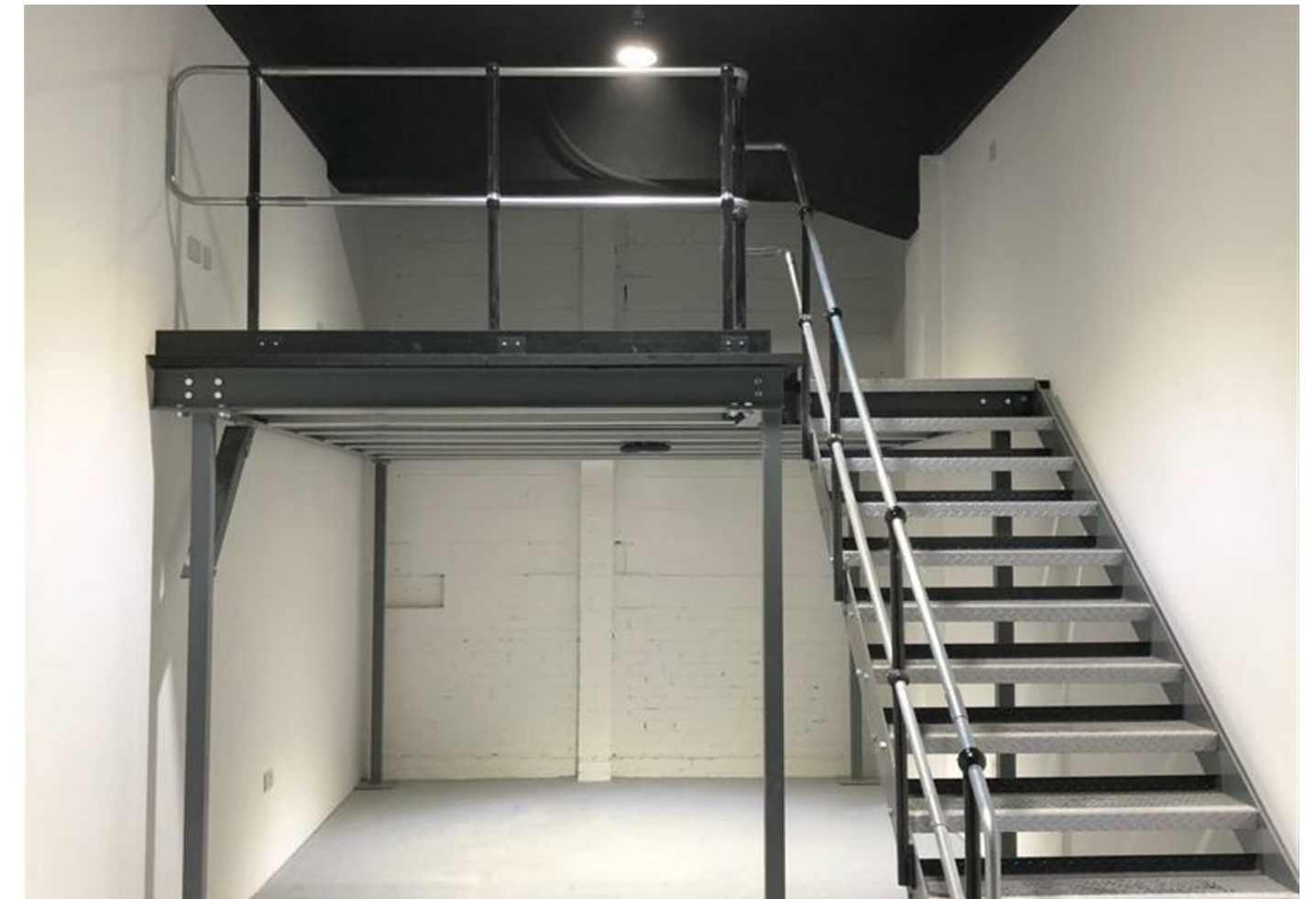


18 Old Oak Common Lane  
Acton  
London  
W3 7EL  
T: 020 8749 9798  
E: sales@churchillmathesons.com  
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**Churchill & Mathesons**

Western Avenue, London, W3 0TG

£2,700 Per Calendar Month



#### KEY FEATURES:

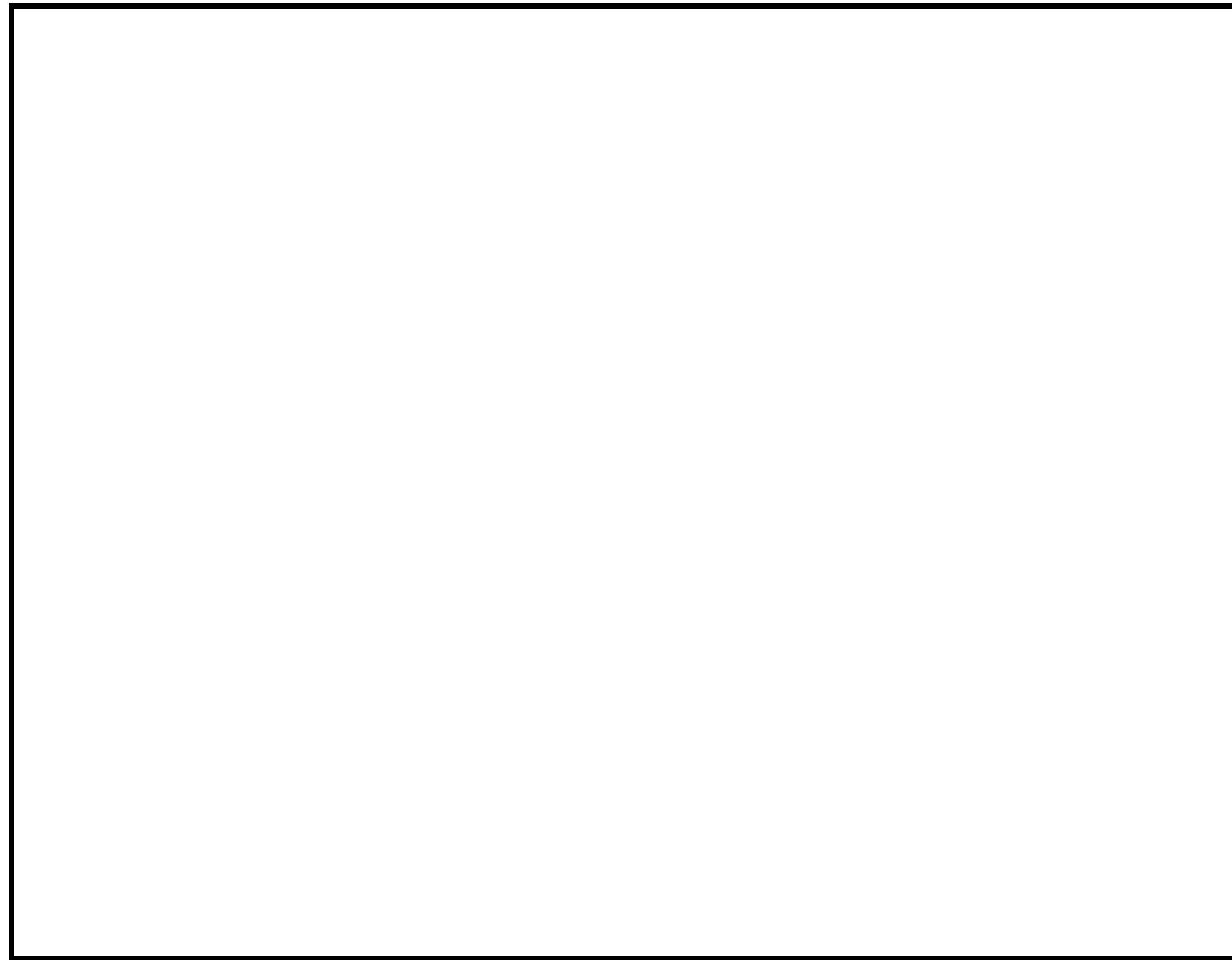
- Excellent Location
- Excellent Transport Links
- Bills Included
- Flexible Terms
- Secure Premises With CCTV
- Keypad Entry System
- Car Parking On Site
- Secure Internal Bicycle Parking
- B1 & B8 Licence
- Newly Refurbished

These newly refurbished units comprise of contemporary warehouses, offices and workshops. They are available to let now, located on the Western Avenue in Acton.

We have 23 units available, prices start at £786 per month and go up to £2,700 per month. In terms of size, our units range from 338 sqft to 1000 sqft.

The monthly rent will cover all service charges, security, cleaning, drainage and insurance. Therefore, all you need to cover are your electricity bills. In addition there are business rates, but with small business rates relief the vast majority of the occupiers will pay no rates at all.

All units have B1 and B8 licenses.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 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.