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**Churchill&Mathesons**

**Western Avenue, London, W3 7TZ**  
**£2,000 Per Calendar Month**



**KEY FEATURES:**

- Excellent Location
- Excellent Transport Links
- Developing Area
- Class E Usage
- No Premium
- Available Now

This commercial unit is located on the Western Avenue in East Acton. It benefits from the footfall and by being easily accessible by public transport as it located within a 5 minute walk of East Acton station (Central Line) and there are numerous bus links in the area.

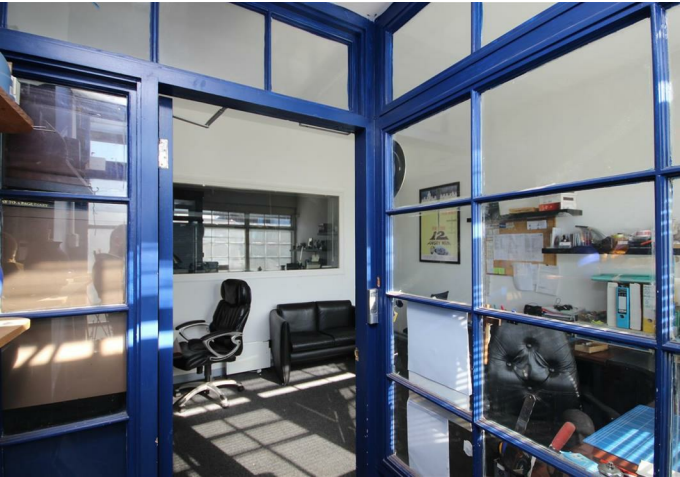
The surrounding area is seeing numerous modern development sites, so your business will benefit from all the new residents coming to East Acton.

Available now, with NO PREMIUM.

The unit can ONLY be used for retail or offices.

The yearly rent is £24,000





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.