

Rosebank Way, London, W3 6TT

£3,958 Per Calendar Month



**KEY FEATURES:**

- New Build Unit
- Area of 1,485sqft
- Excellent Location
- Regeneration Area
- Excellent Transport Links
- Available in Q2 of 2024

Churchill & Mathesons is proud to present a newly built unit in North Acton.

The regeneration of this North Acton is already underway with the London Borough of Ealing having led this regeneration for the past ten years. Existing and planned developments include residential, significant amounts of student housing and retail uses which are expected to be joined by the development of employment uses and hotels either side of Portal Way.

With the unit being located on Rosebank Way, it is just off the A40 and within walking distance of North Acton station (serving the Central Line) and Acton Main Line (serving the Elizabeth Line). Thus, having maximum exposure from passing traffic and the local community.

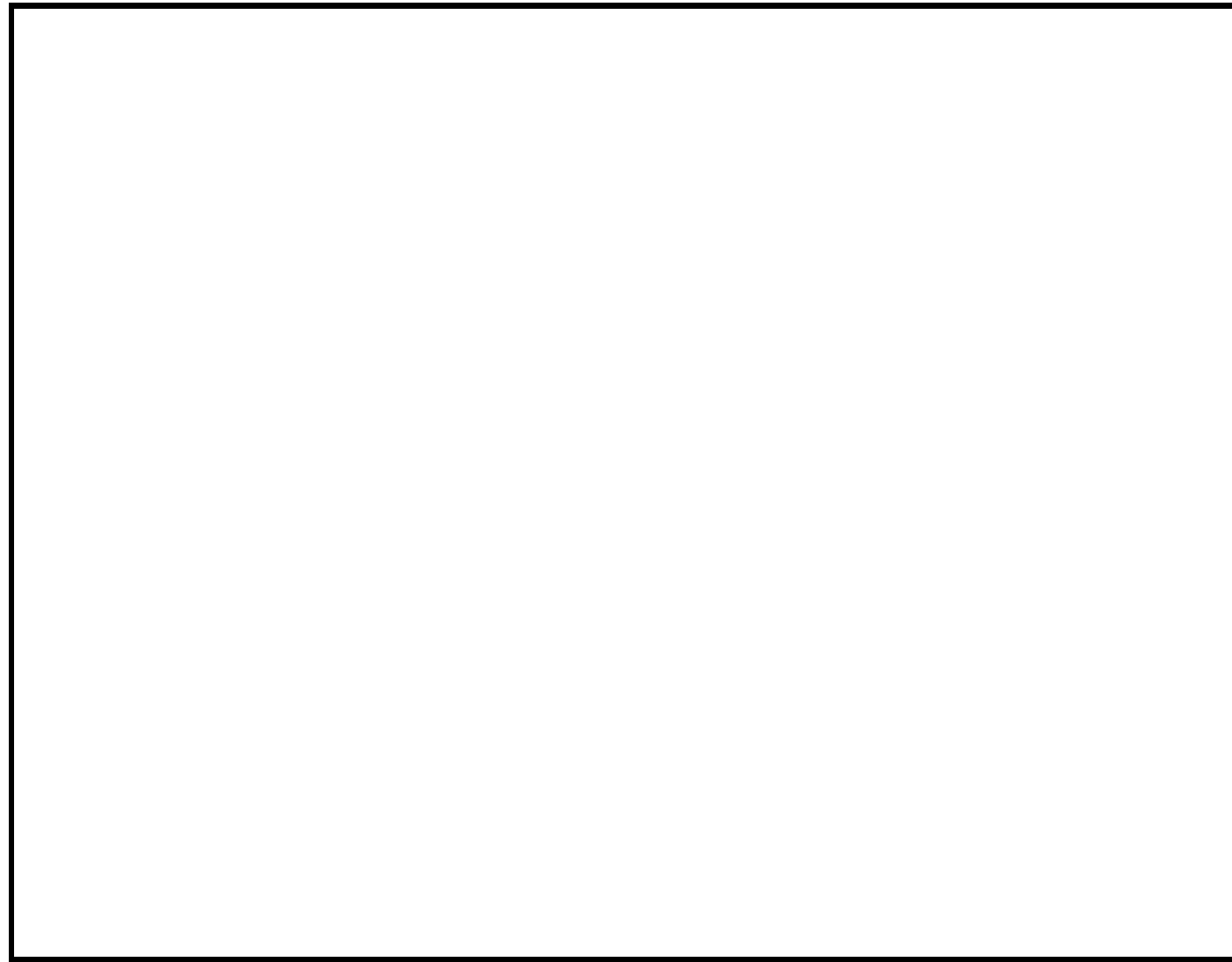
The developers of this site will take into consideration the business of the future tenants, to build around their business needs. Future businesses cannot be a restaurant but a variety of other uses will be considered.


Yearly rent of £47,500 and a brand new lease with no premium attached.


Construction is planned to be completed in Q2 of 2024.

Please enquire within for more information.





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>		
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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 & 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.