

**TO LET**

**INDUSTRIAL / WAREHOUSE UNIT WITH 6.7m CLEAR EAVES HEIGHT**



**The Old Tank Factory**  
70 Stanley Gardens, Acton, London W3 7SZ

Up to:  
**34,482 sq. ft.**  
**(3,203.5 sq. m.)**





# The Old Tank Factory, 70 Stanley Gardens, Acton, London W3 7SZ

## Location

The Old Tank Factory is located on Stanley Gardens in Acton, approximately one mile south of Western Avenue (A40) and 1.7 miles east of the North Circular Road (A406).

The immediate area is characterised by a mixture of similar industrial, commercial and residential properties.

The nearby Acton High Street provides a mixture of local amenities including shops, cafes and restaurants.

Acton Central Station is less than 15 minutes' walk from the subject property. Turnham Green (District Line) is the nearest London underground station, which is approximately 6 minutes' drive from the property.



A40 – Western Avenue	1.0 miles
A406 – North Circular	1.7 miles
M4 – Junction 1 Chiswick	4.0 miles
Heathrow Airport	10.5 miles



Acton Central (London Overground)	0.5 miles
Turnham Green (Piccadilly)	0.7 miles
South Acton (London Overground)	0.8 miles
Acton Town (Piccadilly)	1.3 miles

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## The Property

The property comprises a mid-terraced industrial/warehouse unit which we are advised was historically used for the manufacturing of tanks during World War II.

The property benefits from 6.7m clear internal height, two electric loading door and separate pedestrian entrances.

It provides unique commercial space, the type of which is rarely available in this area.

## Amenities

The property benefits from the following amenities: -

- **Use classes: B1, B2 & B8 permitted**
- **Minimum eaves height of 6m rising to 6.7m**
- **Two electric roller shutter loading doors**
- **Separate pedestrian entrances**
- **LED lighting & skylights**
- **Three phase power**
- **Gas supply**
- **Separate male & female WCs**
- **Non-restricted car parking in the surrounding area**
- **Suitable for a variety of business uses (subject to planning)**



## Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor - Warehouse	30,482	2,831.9
First Floor – Mezzanine	4,000	371.6
<b>TOTAL</b>	<b>34,428</b>	<b>3,203.5</b>



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## Leasehold

A new Full Repairing & Insuring (FRI) lease is available for a term to be agreed.

## Rent

Upon application.

## Rates

To be reassessed upon completion of the refurbishment works.

Further details available from the agents.

All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority.

## VAT

VAT is applicable.

## Legal Costs

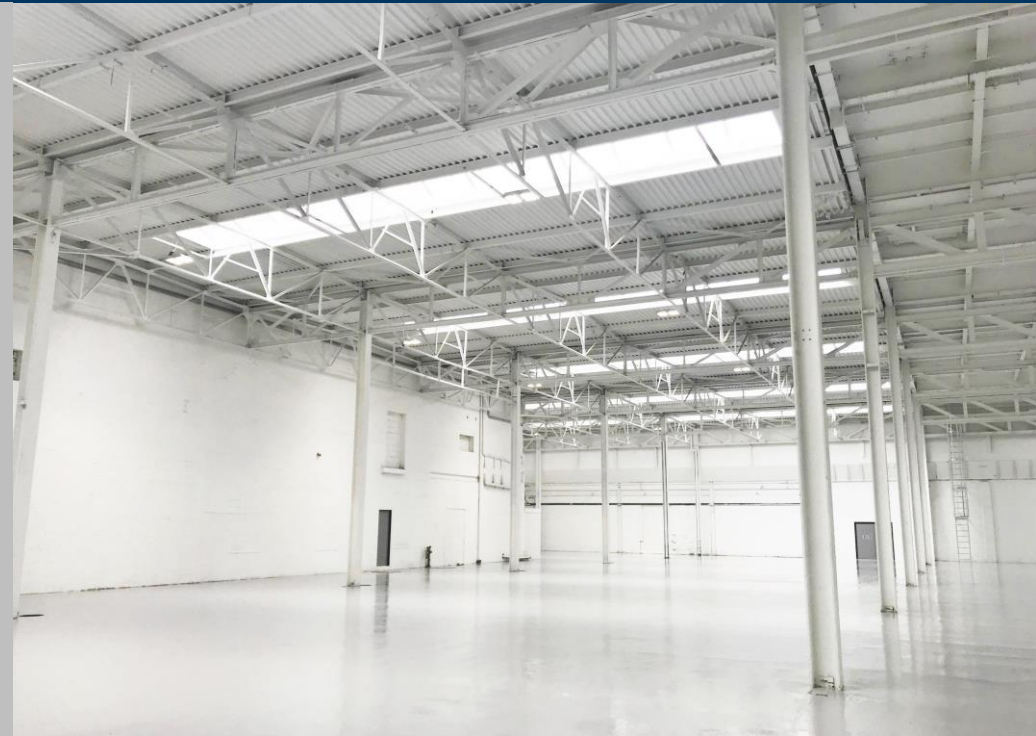
Each party to bear their own legal costs.

## Energy Performance Certificate

An EPC has been commissioned – further details available from the agents.

## Viewing

Strictly through prior arrangement with joint sole agents Vokins or CBRE.



# CBRE



### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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