

Industrial Production Facility - with fitted cleanrooms and labs

Production ready - ideal for AgTech/BioTech startups needing high-performance infrastructure with immediate usability



Ground & Mezzanine
8,167 Sq. Ft – 759 Sq M

LOCATION

W.AVE Trade Park is located in an established commercial location on Concord Road, just off the A40 Western Avenue in Acton. The A40 provides direct access eastbound into Central London or westbound to the A406 North Circular Road at Hanger Lane. The scheme is well served by public transport with both Park Royal (Piccadilly Line) and West Acton (Central Line) underground stations within half a mile.

DESCRIPTION

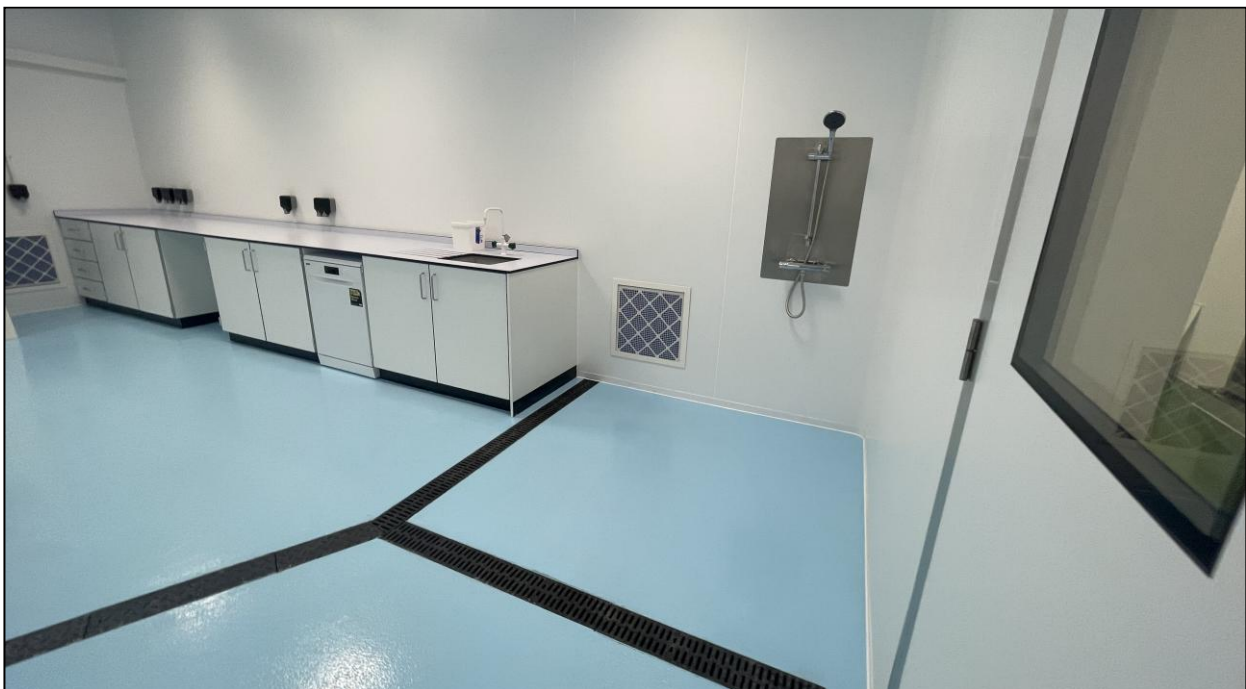
The unit provides a high quality, modern, light-industrial warehouse with a mix of fitted cleanrooms, labs, office space and warehouse benefiting from the following features:

- ISO/FSSC 22000 certified
- ISO8 cleanrooms
- RO water system
- 3-phase sockets, 60 kVA electricity (expandable to 500 kVA across the site)
- High-speed network, CCTV, and access controls
- 3x freeze/cold rooms for intermediate and finished products/shipments

The facility, although bespoke in configuration, could easily be adapted to suit a range of operators in the bio tech space.



**UNIT 3, W.AVE TRADE PARK
CONCORD ROAD
LONDON
W3 0TH**





UNIT 3, W.AVE TRADE PARK CONCORD ROAD LONDON W3 0TH

AMENITIES

- Providing a mix of fitted cleanrooms, labs, office and warehouse
- 9.7m maximum warehouse ceiling height with LED lighting throughout
- Photovoltaics to roof
- Car parking
- High-speed network, CCTV, and access controls
- ISO/FSSC 22000 certified
- ISO8 cleanrooms
- RO water system
- 3-phase sockets, 60 kVA electricity (expandable to 500 kVA across the site)
- 3x freeze/cold rooms for intermediate and finished products/shipments

ACCOMMODATION

<u>Floor</u>	<u>Size (sq ft)</u>	<u>Size (sq m)</u>
1st floor Office	612	57
Mezzanine Labs	2,200	204
Ground Warehouse, cleanrooms and labs	5,355	498
<u>Total</u>	<u>8,167</u>	<u>759</u>

TERMS

An assignment of the lease for a term to expire in April 2028 at a rent of £183,485 per annum. Alternatively, a new lease may be available direct from the Landlord on terms to be agreed.

BUSINESS RATES

£46,000 per annum payable to the local authority. Tenants are advised to make their own enquiries.

SERVICE CHARGE

£7,634.52 per annum payable to the Landlord.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

Viewings by arrangement through sole agents Noble Harris:

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