

Rolfe East



Warwick Road, W5

Price Guide £350,000

- Brand New unit
- Suited to owner occupiers
- ERV - £25,000
- Potential 8% yield once tenanted

44 Pitshanger Lane, Ealing, W5 1QY
020 8566 0288

commercial@rolfe-east.com
<https://www.rolfe-east.com/>

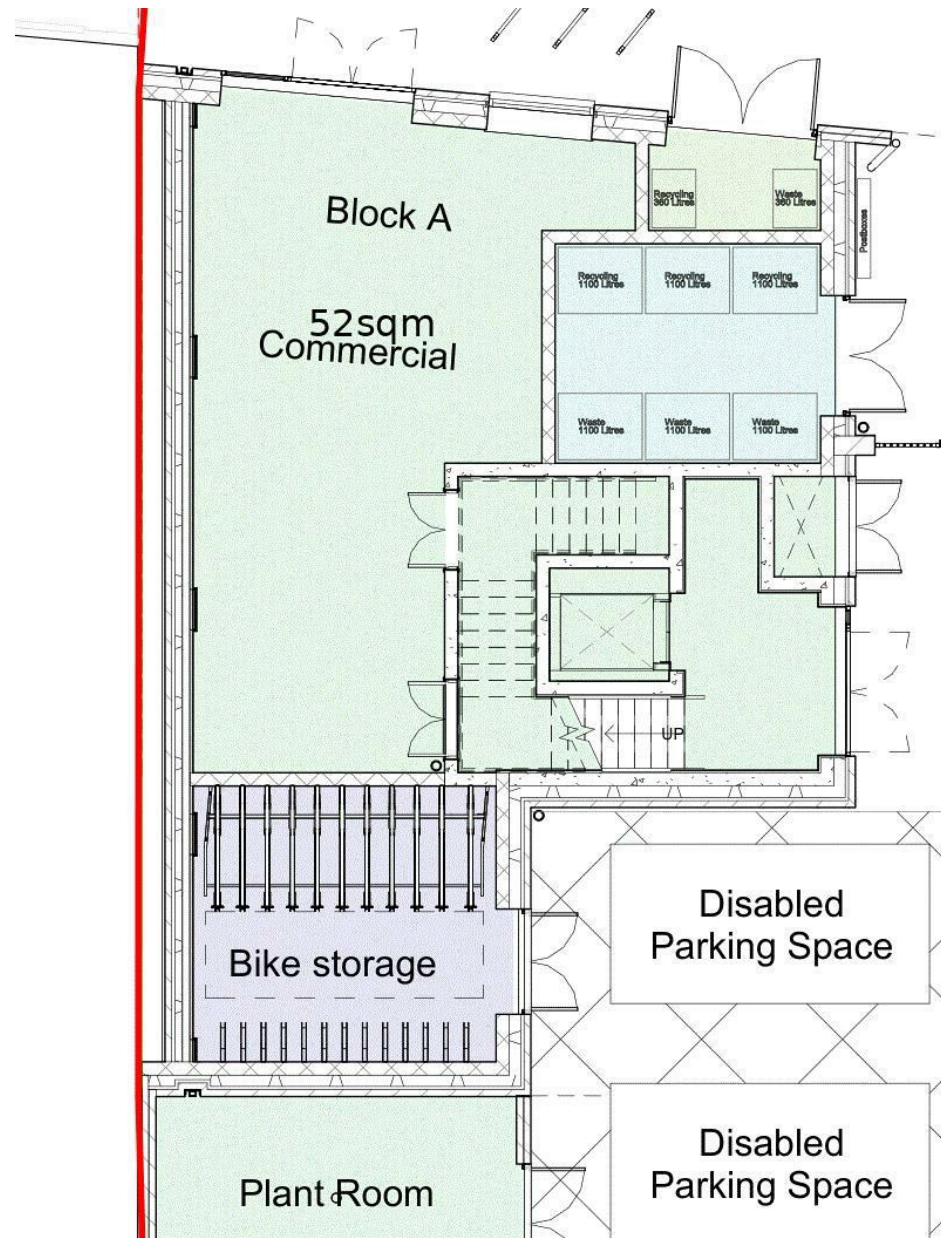
An opportunity to acquire a newly constructed commercial unit extending to approximately 52 sq. m.(560 sq. ft.), situated within a new mixed-use development in South Ealing. The premises are offered in shell and core condition with services connected, allowing an owner-occupier or investor flexibility in fit-out and occupation strategy.

The property occupies a well-positioned location within easy reach of both South Ealing Station (Piccadilly Line) and Ealing Broadway, providing access to the Elizabeth Line, Central Line, District Line and National Rail services. The University of West London, which has recently benefited from a substantial multi-million-pound redevelopment programme, is located nearby, together with Ealing Studios and a growing residential catchment.

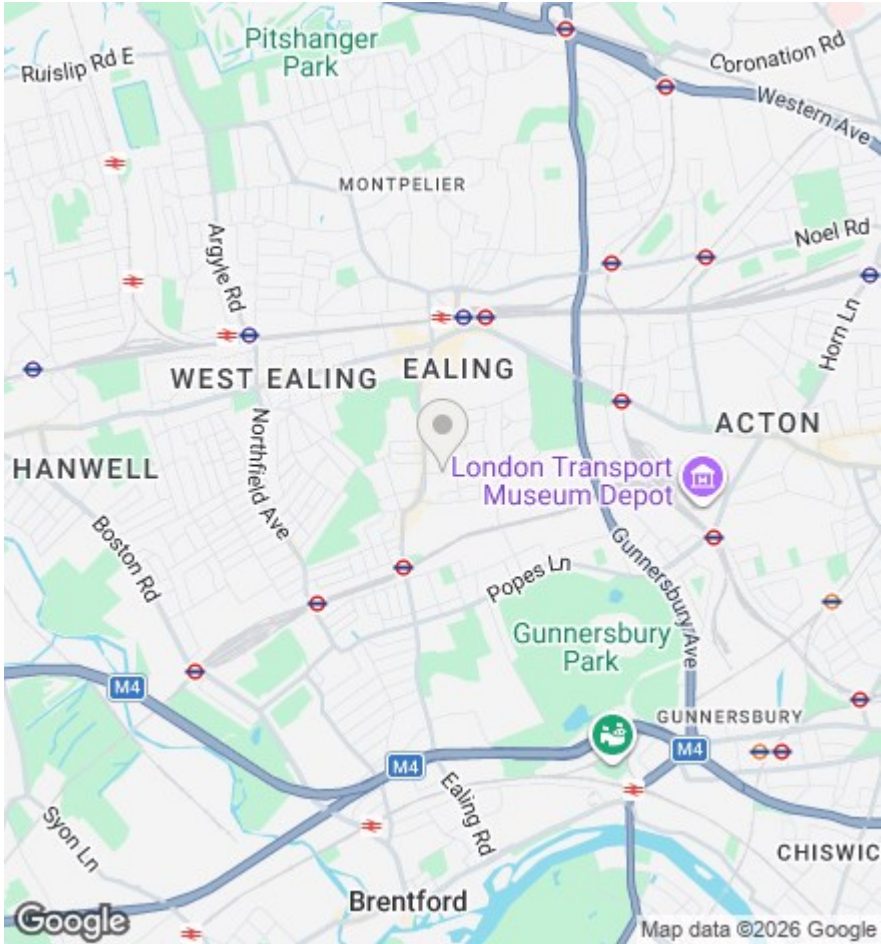
The unit is considered suitable for a variety of commercial uses, subject to the necessary consents. Based on current market evidence, the property is expected to achieve an Estimated Rental Value (ERV) of approximately £25,000 per annum, presenting an opportunity for investors seeking income generation from a modern commercial asset in an established West London location.

Further information, including tenure and leasehold arrangements, is available upon request.





Directions



Viewings

Viewings by arrangement only.
Call 020 8566 0288 to make an appointment.

Council Tax Band

Exempt

Energy Efficiency Rating

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