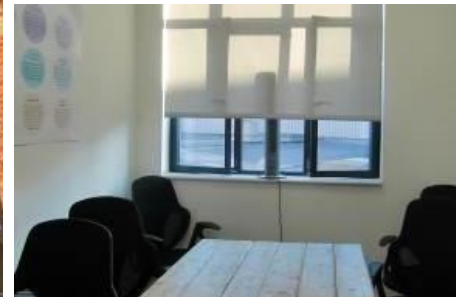


TO LET

FLEXIBLE TERMS - £25/SQ. FT.

MJFINN
COMMERCIAL

020-8995 5678



2F WESTPOINT, 33-34 WARPLE WAY, ACTON W3 0RG

1,345 sq.ft. (125 sq.m.)

Description: Imposing warehouse style building which has recently undergone extensive refurbishment.

Self-contained second floor office: 1,345 sq. ft. mainly open plan, with separate meeting room and kitchenette facilities.

Plus: ► 2x WCs/ Washrooms ► 1 x Car parking space close by

Location: These imposing buildings are situated on the west side of Warple Way [one-way south bound]; diagonally opposite the junction with Valetta Road and within 200m of its junction with Uxbridge Road (A4020). A good selection of shops, restaurants, etc. available along The Vale (Uxbridge Road) which leads to Acton Town Centre. Acton Central (North London Line) station is within ½ mile to the north west. Stamford Brook and Turnham Green (District line) TfL stations are just over ½ mile to the south. Convenient for the Motorway Networks of the A40/M40 & A4/M4. Limited unrestricted parking immediately outside and “pay & display/pay by phone” bays close by. Many bus routes serve the area.

www.mjfinncommercial.co.uk

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The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

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Features:

- Second floor self-contained office
- Imposing warehouse style building
- Extensive refurbishment
- Very good natural light
- High ceilings 10'6 (3.2m)
- Stair and lift access
- Comfort cooling (not tested)
- LED lighting, CAT5 cabling
- 1 parking space close by
- FLEXIBLE TERMS

Terms:

NEW full repairing & insuring lease, by way of service charge, for a term to be mutually agreed (flexible), subject to periodic rent reviews.

Area:

1,345 sq. ft. (125 sq. m.)

Rent:

£33,625 p.a.x.

Service Charge:

Currently £860.50 + VAT per quarter inclusive of: cleaning & refuse, electricity of communal parts, fire alarm, buildings insurance, management, repairs, lift maintenance and security provisions etc.

Rates:

Please contact the London Borough of Ealing on 020 8825 7020.

We are advised that the rateable value for the unit is £22,750 (2020/21).

EPC:

E (114)

VAT:

VAT is not applicable

Legal Costs:

The Tenant to contribute £1,500 plus V.A.T. towards the Landlord's legal costs in this transaction.

Possession:

Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only.

Contact:

Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk



Subject to Contract: Oct-20