

# TO LET

FLEXIBLE TERMS | LOW RENT | £17.85/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. Many bus routes serve the area.

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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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 - Low rent
- 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:** £24,000 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. (2020/21)
- Rates:** Please contact the London Borough of Ealing on 020 8825 7020.
- We are advised that the rateable value for the unit is £18,750 (2021/22).
- 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.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.
- Contact:** Jojo Finn  
020 8995 5678  
jojo@mjfinncommercial.co.uk



Subject to Contract: Jul-21