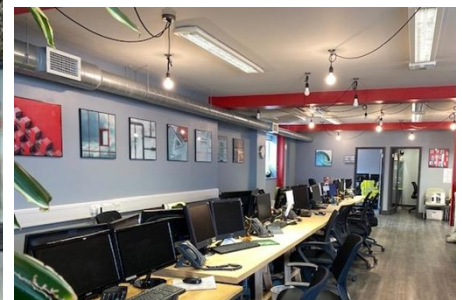


# TO LET

## SERVICED OFFICES WITH PARKING

# MJFINN COMMERCIAL

## 020-8995 5678



## THE DOUGHNUT FACTORY, 10 WARPLE MEWS, ACTON W3 0RF

**1,800 sq.ft. (167 sq.m.)**

**Description:** First floor serviced offices available within this stylish two storey mews building.

- ▶ 1 x forecourt parking space
- ▶ 2 x WCs/Washrooms
- ▶ Kitchenette
- ▶ Use of a shared second floor roof terrace

**Location:** Warple Mews is a gated mixed use development situated on the east side of Warple Way [one-way south bound]; 150m from its junction with The Vale/Uxbridge Road (A4020). A good selection of essential amenities available along The Vale which leads to Acton Town Centre (½ mile west) and Shepherds Bush/Westfield London (1 mile east). Acton Central (North London line) station is within ½ mile to the northwest. Stamford Brook and Turnham Green (district line) TfL stations are just over ½ mile to the south. Conveniently located for the A40/M40 & A4/M4 motorway networks. Many bus routes serve the area.

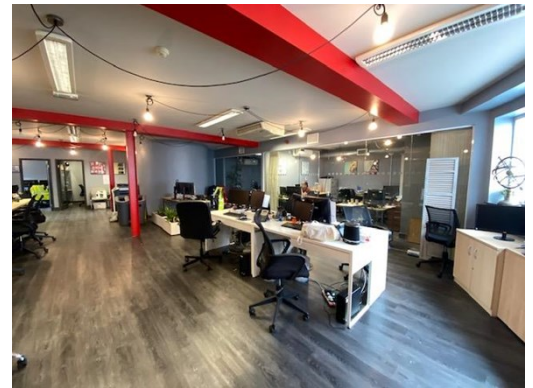
[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

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.

# THE DOUGHNUT FACTORY, 10 WARPLE MEWS, ACTON W3 0RF

- Features:**
- SERVICED OFFICES
  - Very well presented first floor offices
  - Open plan plus 6 partitioned offices
  - 1 x Parking space in Mews
  - 2 x WC/Washrooms & kitchenette
  - Comfort cooling (not tested)
  - Desks and chairs included (20+)
  - Large shared roof terrace
  - Under floor trunking
  - Very flexible terms
- Terms:** A new licence for a term of 6+ months. Deposit equivalent to 2 months Licence Fee.
- Area:** 1,800 sq. ft. (167 sq. m.)
- Rent:** £45,000 p.a.x.
- Service Charge:** £10 per sq. ft.
- Rates:** London Borough of Ealing. Rateable value £29,000 (2021/2022).
- EPC:** E (108)
- VAT:** We have been advised that VAT is not applicable.
- Legal Costs:** Licensee to pay £300 + VAT towards the preparation of the Licence Agreement.
- 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
- Luke Storey  
02084008876  
l.storey@vokins.co.uk



Subject to Contract: Jul-21

**CONTACT US**  
020 8995 5678

info@mjfinncommercial.co.uk  
www.mjfinncommercial.co.uk

11 Devonshire Mews  
Chiswick, London W4 2HA

**MJFINN**  
COMMERCIAL