

TO LET

FURNISHED OFFICES WITH TERRACE & PARKING

MJFINN
COMMERCIAL

020-8995 5678



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

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.

Description:

The Doughnut Factory comprises a two storey corner mews building. A double glazed pedestrian entrance leads to a reception area, with one forecourt parking space and bicycle storage.

Internally, the property has been fitted to a very high standard offering well presented offices on both the ground and first floors.

The property also benefits from a large private roof terrace at second floor level.

Unit	Area sq. ft.	Area sq. m.	Rent p.a.x.
The Doughnut Factory	4,455	414	£98,010

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Features:

- Self contained building
- Finished to a high standard
- Available furnished with desks & chairs
- Partitioned offices / meeting rooms
- 4 x WCs/Washrooms 1 with shower
- 2 x Kitchenettes
- Comfort cooling (not tested)
- Second floor roof terrace
- One parking space in the Mews
- Very flexible terms

Terms:

A new Full Repairing and Insuring lease is available for a term to be agreed.

Service Charge:

Rates:

London Borough of Ealing. Rateable value - Ground Floor: £21,500, First Floor: £29,000, Parking £300 (2021/2022).

EPC:

E (108)

VAT:

We have been advised that VAT is not applicable.

Legal Costs:

Further details available from the agents.

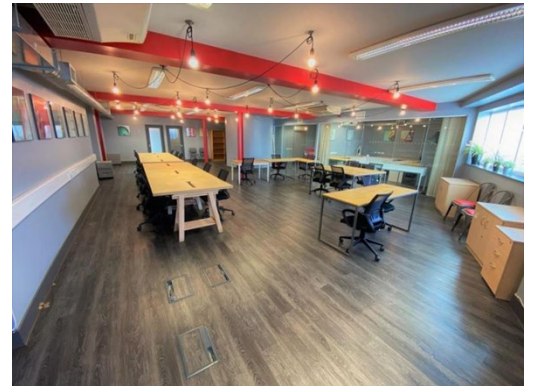
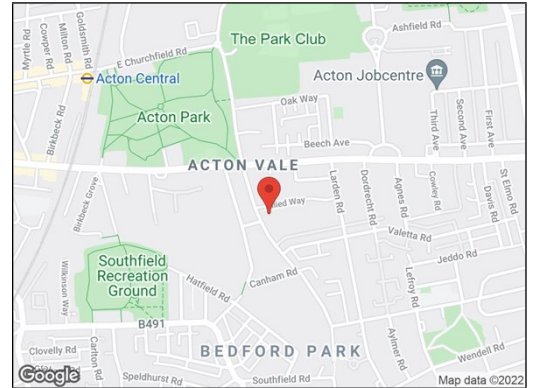
Viewing:

Strictly by appointment only.
Important note: all viewing attendees must be wearing a face mask to enter the property.

Contact:

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Subject to Contract: Apr-22