

TO LET

VERSATILE CLASS E USE MEWS BUILDING

MJFINN COMMERCIAL

020-8995 5678



1 WARPLE MEWS WARPLE WAY, ACTON W3 0RF

1,265 sq.ft. (118 sq.m.)

Description: Light and spacious self-contained building within a well-established gated development of residential and commercial mews buildings. Arranged over the ground and first floors, each fitted with a kitchen and WC/washroom. With a glazed entrance door plus bi-folding frontage with electric security shutter. The forecourt can be used as an off-street parking space for 1 car. GIA 1,355 sq. ft.

GROUND FLOOR: NIA 740 sq. ft. with a fitted kitchen, plus WC/washroom and 1x parking space.

FIRST FLOOR: NIA 525 sq. ft. with a fitted kitchen plus WC/washroom.

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 lines) 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.

FLOOR		
Ground Floor	740	69
First Floor	525	49
1x Parking space	-	-
TOTAL	1,265 sq. ft.	118 sq. m.

www.mjfinncommercial.co.uk

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.

1 WARPLE MEWS WARPLE WAY, ACTON W3 0RF

Features:

- Class E Use - Versatile & spacious
- Arranged over ground & first floors
- Very good natural light throughout
- Bi-folding glazed frontage
- Electric security shutter
- Private gated Mews development
- Fitted kitchens and 2 WCs
- ONE parking space
- 3 Phase power & gas CH
- High speed broadband & data points

Terms:

A full repairing and insuring lease for a term by mutual agreement, subject to periodic rent reviews.

Area:

1,265 sq. ft. (118 sq. m.)

Rent:

Whole Building: £38,000 per annum exclusive.

Service Charge:

Estate service charge circa £600/annum incl. refuse collection. Building Insurance circa £820 pa 2024/25.

Rates:

London Borough of Ealing. Each floor currently independently rated. Ground floor RV: £12,000 incl. 1 x parking space. First floor RV: £7,700.

EPC:

E ()

VAT:

VAT is not applicable.

Legal Costs:

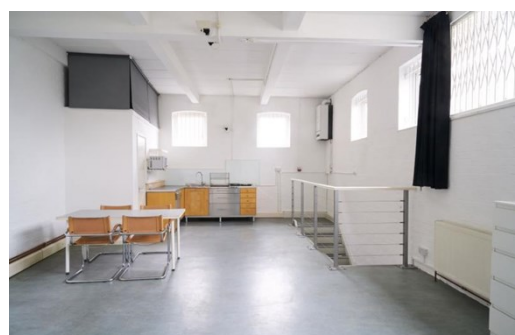
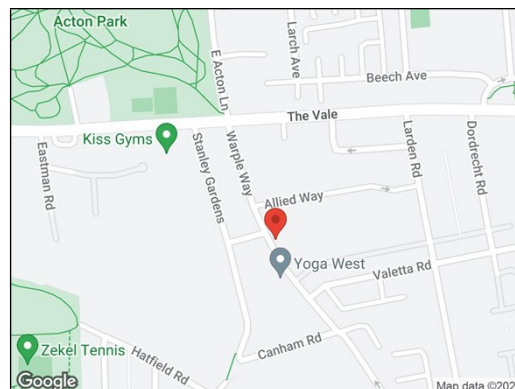
The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

Possession:

Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: May-24

CONTACT US
020 8995 5678

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

11 Devonshire Mews
Chiswick, London W4 2HA

MJFINN
COMMERCIAL