

# TO LET

CLASS E USE OFFICE/STUDIO SPACE

**MJFINN**  
COMMERCIAL

020-8995 5678



## 1 WARPLE MEWS WARPLE WAY, ACTON W3 0RF

740 sq.ft. (69 sq.m.)

**Description:** Light and spacious self-contained building within a well-established gated development of residential and commercial mews buildings.

The property can be occupied as a whole (NIA 1,265 sq. ft.), or each floor individually.

**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
1x Parking space	-	-
<b>TOTAL</b>	<b>740 sq. ft.</b>	<b>69 sq. m.</b>

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

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# 1 WARPLE MEWS WARPLE WAY, ACTON W3 0RF

## Features:

- Versatile Offices/Studio space
- Class E Use
- Fitted kitchen + WC/washroom
- Secure gated mews
- Electric security shutter
- Bi-fold doors & double glazing
- 3 Phase power & gas CH
- Ground floor allocated 1x parking space
- Each floor Rateable Value below £12,000
- TO LET - New Lease/s - Flexible Terms

## Terms:

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

## Area:

740 sq. ft. (69 sq. m.)

## Rent:

Ground Floor with parking: £24,000 per annum exclusive.

## Service Charge:

Estate service charge, building maintenance and Building Insurance - payable per floor. by fair proportion..

## Rates:

Please contact the London Borough of Ealing.

Ground floor RV: £12,000 incl. 1 x parking space.

First floor RV: £7,700.

Full exemption available to small businesses - applicants to seek their own advice.

## EPC:

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## VAT:

VAT is not applicable.

## Legal Costs:

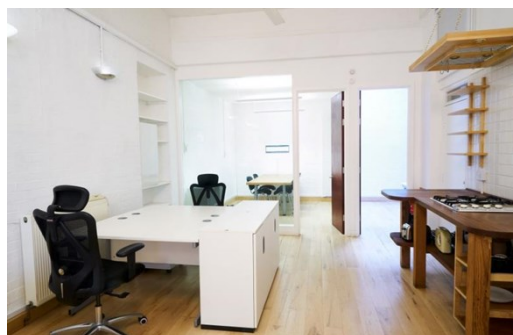
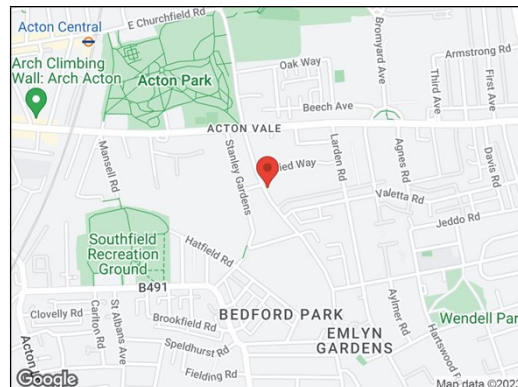
The Tenant/s to contribute £1,500 plus VAT towards the Landlord's legal costs.

## 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**  
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