

# TO LET

## CLASS E USE OFFICE/STUDIO SPACE

# MJFINN COMMERCIAL

## 020-8995 5678



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

**525 sq.ft. (49 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.

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

First Floor	525	49
<b>TOTAL</b>	<b>525 sq. ft.</b>	<b>49 sq. m.</b>

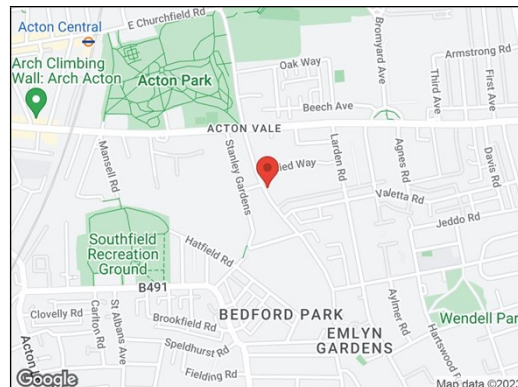
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The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of 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:**
- 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:** 525 sq. ft. (49 sq. m.)
- Rent:** First Floor: £15,000 per annum exclusive.
- Service Charge:** Estate service charge circa £300/annum incl. refuse collection - payable per floor. Building Insurance upon request.
- 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:** E ( )
- 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: Apr-24

**CONTACT US**  
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