

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
TOTAL	525 sq. ft.	49 sq. m.

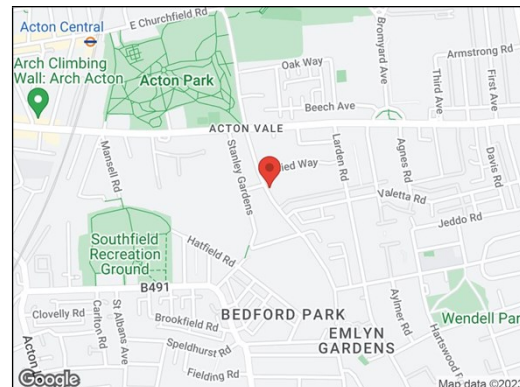
www.mjfinncommercial.co.uk

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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:** 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: May-24

CONTACT US
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