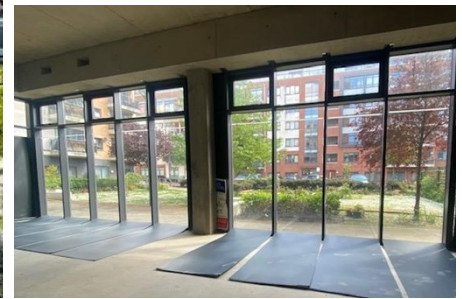


TO LET

LAST REMAINING UNITS

MJFINN
COMMERCIAL

020-8995 5678



THE FACTORY QUARTER, WARPLE WAY, ACTON W3 7DQ

Location:

These commercial units form part of this modern mixed use development, known as the Factory Quarter, on the former Prestolite Factory, in south-east Acton at the border with Shepherds Bush.

Situated south of the A4020 - The Vale/Uxbridge Road and is bounded by Valetta Road and Multiway to the north, Larden Road to the east, Cobbold Road to the south and Warple Way to the west – the latter providing street front access to most of the commercial units.

Acton Central (North London line) station is 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. Metered and Ringo parking in the surrounding roads.

Description:

Forming part of this well established mixed use development by Notting Hill Genesis. There are 13 commercial units in total, plus a Montessori nursery and convenient store. The last remaining vacant units from 1,539 sq. ft. (GIA) to 4,013 sq. ft.. Private parking may be available by separate negotiation.

Each unit is arranged over the GROUND FLOOR with direct access (most with double or bifold doors plus secondary access) from Warple Way or the pathways surrounding the central landscaped grounds and piazzas of The Factory Quarter.

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.

THE FACTORY QUARTER, WARPLE WAY, ACTON W3 7DQ

Offered in SHELL and CORE condition, ready for Tenant fit out, with capped services (electricity, water and drainage), full height double glazed windows, most units with dual aspect. Ceiling height in excess of 13ft (4m). Competitive rent of £20 per sq. ft. exclusive.

Unit	Area sq. ft.	Area sq. m.	Rent p.a.x.
Ground Unit 14 W3 7FW	4,013	373	£80,260
Ground Unit 8 W3 7DQ	1,539	143	£30,780
Ground Unit 15 W3 7FW	1,937	180	£38,740

Subject to Contract: Apr-24

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Chiswick, London W4 2HA

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THE FACTORY QUARTER, WARPLE WAY, ACTON W3 7DQ

Features:

- COMPETITIVE RENT | FLEXIBLE TERMS
- Versatile ground floor commercial units
- Offered in SHELL & CORE condition
- Capped services - water and electricity
- Ceiling height in excess of 13ft (4m)
- Full height double glazed windows
- Surrounded by landscaped grounds
- Parking by separate arrangement
- Last remaining units from 1,539 sq. ft.
- TO LET | NEW LEASE/S | £20/sq.ft.ex.

Terms:

New full repairing and insuring lease/s, by way of service charge, on terms to be mutually agreed (minimum 5 years), subject to periodic rent reviews. Rent £20.00 per sq. ft. exclusive. A rental deposit will be required.

Service Charge:

Details upon request.

Rates:

Please contact the London Borough of Hammersmith & Fulham - 020 8753 6681 option 6.

EPC:

E ()

VAT:

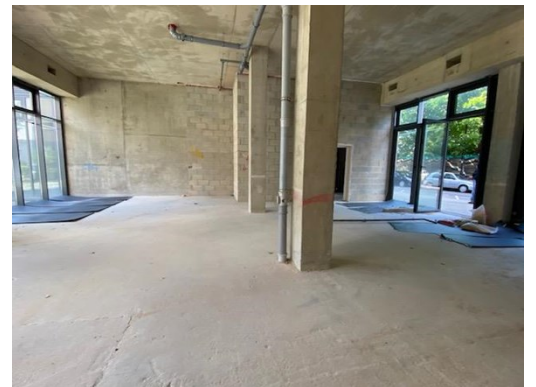
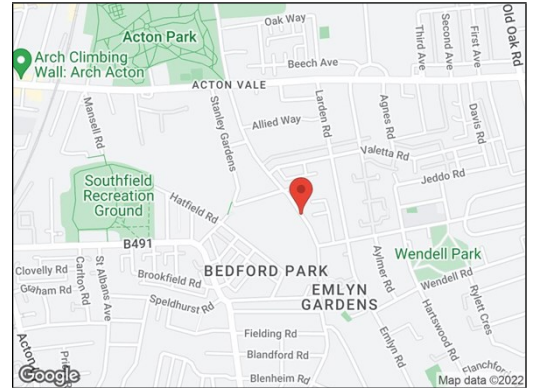
The rent is subject to VAT.

Legal Costs:

Each party to be responsible for their own costs in this transaction.

Viewing:

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



Subject to Contract: Apr-24

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