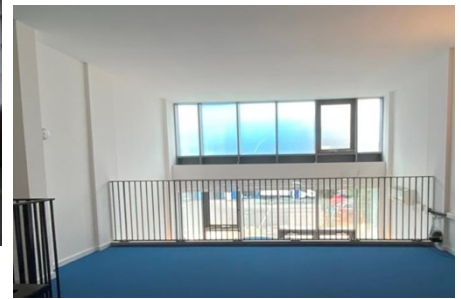


TO LET

WELL PRESENTED VERSATILE WORKSPACE

MJFINN
COMMERCIAL

020-8995 5678



ISSIGONIS HOUSE, COWLEY ROAD, ACTON W3 7UN

Location: Issigonis House, adjacent to Tesco Superstore, forms part of a modern development situated on the corner of Uxbridge Road/The Vale (A4020) and Cowley Road/Swainson Road. Uxbridge Road is a main thoroughfare running west from Shepherds Bush Green (Westfield London) through to Acton Town Centre and Ealing Broadway. The A40 Westway is approximately ½ mile to the north and good connections to Heathrow via the A4/M4 to the south. Local train/tube stations include Acton Central (mainline), Stamford Brook TfL (District line) and Shepherds Bush TfL (Hammersmith & City Line).

Description: Each unit is arranged as ground floor and mezzanine offices with kitchenette and 2x WCs/washrooms.

(Larger units available in Morris House adjacent)

Hours of use 07.00 to 20.00 hours Monday to Saturday, not at any time on Sundays or Bank/Public Holidays – operating hours may be amended subject to Ealing Council's consent.

Unit	Area sq. ft.	Area sq. m.	Rent p.a.x.
Unit 2	955	89	£22,500
Unit 1	955	89	£22,500

www.mjfinncommercial.co.uk

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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.

ISSIGONIS HOUSE, COWLEY ROAD, ACTON W3 7UN

Features:

- SELF-CONTAINED CLASS E USE UNIT
- Large full height double glazed windows
- Light and airy
- Front and rear access
- 3 Phase power
- Kitchenette and storage
- 2x WCs/Washrooms (1xDDA compliant)
- Good transport links
- Car parking by separate negotiation
- Larger units available nearby



Terms:

NEW full repairing & insuring lease for a term to be agreed (minimum 3 years), subject to periodic rent reviews.

Service Charge:

Approx. £620 pa. (2020) + Buildings Insurance: approx. £140 pa. (2020) per unit.

Rates:

Please contact the London Borough of Ealing on 020 8825 7020. We are advised that each unit has a rateable value of £11,750 — full exemption may be available for small businesses



EPC:

D (99)

VAT:

Subject to VAT

Legal Costs:

The Tenant/s to contribute £1,500 plus V.A.T. towards the Landlord's legal costs in each transaction.



Viewing:

Strictly by appointment only.
Important note: all viewing attendees must be wearing a face mask to enter the property.

Contact:

Jojo Finn
020 8995 5678
jojo@mjfinncommercial.co.uk



Subject to Contract: Nov-21