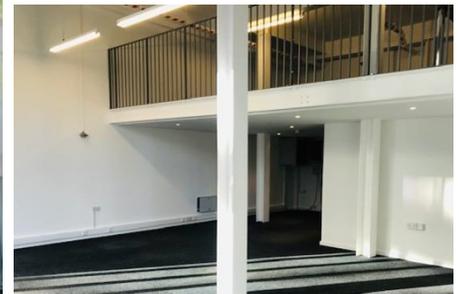


# TO LET

VERSATILE B1 USE UNITS

**MJFINN**  
COMMERCIAL

020-8995 5678



## MORRIS HOUSE, SWAINSON ROAD, ACTON W3 7UP

**Location:** Morris House forms part of a modern development situated on the corner of Uxbridge Road (A4020) and Cowley Road/Swainson Road. Uxbridge Road is a main thoroughfare running west from Shepherds Bush Green (Westfield) through to Acton Town Centre and Ealing Broadway. The A40 Westway is approximately ½ mile to the north and good communications 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 and City Line).

**Description:** Each of the FIVE units are arranged over the Ground floor and Mezzanine levels.

Unit	Area sq. ft.	Area sq. m.	Rent p.a.x.
Unit 1	1,305	121	£28,500
Unit 2	1,235	115	£29,000
Unit 3	1,030	96	£22,250
Unit 4	1,040	97	£24,250
Unit 5	1,275	118	£27,500

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

[info@mjfinncommercial.co.uk](mailto: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.

# MORRIS HOUSE, SWAINSON ROAD, ACTON W3 7UP

## Features:

- Five Self-contained Commercial Units
- Large full height double glazed windows
- Light and airy
- Versatile space
- Front and rear access
- 3 phase power
- Parking by separate negotiation
- Good transport Links/Convenient location
- To Let - New Leases
- Flexible terms

## Terms:

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

## Service Charge:

Service Charge per unit: circa. £700 pa.. Buildings Insurance per unit: approx. £350 pa. (2018/19).

## Rates:

Please contact the London Borough of Ealing on 020 8825 7020.

## EPC:

Pending ()

## VAT:

Subject to V.A.T. and subject to contract.

## Legal Costs:

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

## Viewing:

Strictly by appointment only.

**Important note:** all viewing attendees must be wearing a face mask to enter the property.

## Contact:

Dee Hurley  
020 8995 5678  
info@mjfinncommercial.co.uk

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Adam.Cleator@rapleys.com



Subject to Contract: Jan-21