

# TO LET

## VERSATILE CLASS E USE UNITS

# MJFINN COMMERCIAL

## 020-8995 5678



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

### 1,207 sq.ft. (112 sq.m.)

**Description:** Each unit is arranged over the Ground floor and Mezzanine levels with front and rear access, 3 phase power and capped gas. Parking by separate negotiation.

7 MORRIS HOUSE:

<> Ground floor: 818 sq. ft. incl. kitchenette and 2 x WCs.

<> Mezzanine: 389 sq. ft.

**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).

#### FLOOR

Floor Area	1,207	112
<b>TOTAL</b>	<b>1,207 sq. ft.</b>	<b>112 sq. m.</b>

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

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# MORRIS HOUSE, SWAINSON ROAD, ACTON W3 7UP

## Features:

- 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 Lease
- FLEXIBLE TERMS

## Terms:

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

## Area:

1,207 sq. ft. (112 sq. m.)

## Rent:

Unit 7 Morris House: £28,000 p.a.x.

## Service Charge:

Service charge and buildings insurance approx.: 7 Morris House: £1,950 2023/24.

## Rates:

7 Morris House: Rateable Value £13,250 (2023). Please contact the London Borough of Ealing on 020 8825 7020 to confirm the amount payable for the current year.

## EPC:

C (72)

## VAT:

VAT is applicable

## Legal Costs:

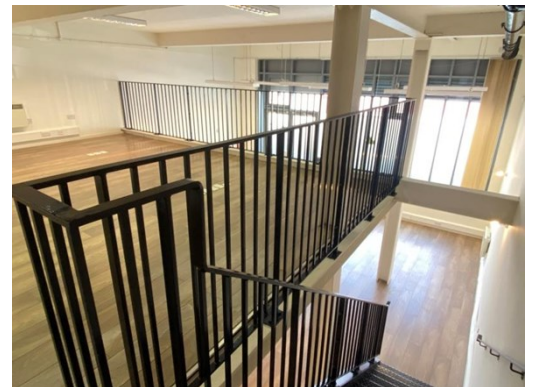
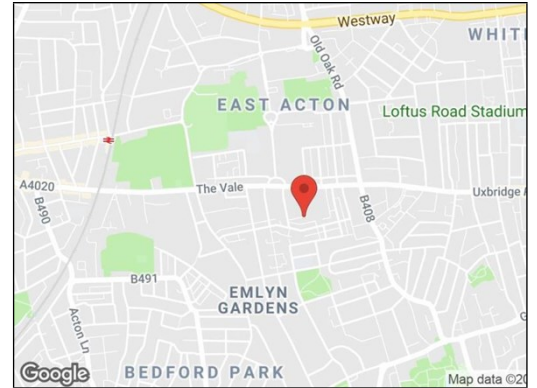
The Tenant to contribute £1,500 plus V.A.T. towards the Landlord's legal costs for each transaction.

## 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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