

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
TOTAL	1,207 sq. ft.	112 sq. m.

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.

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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:

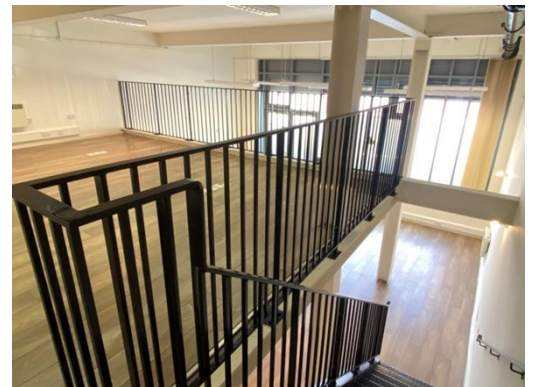
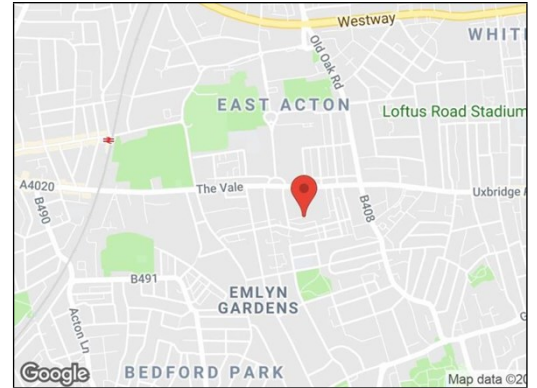
The Tenant to contribute £1,500 plus V.A.T. towards the Landlord's legal costs for each transaction.

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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