

TELEPHONE

020 8995 5678

These imposing buildings project an established corporate identity

B1 Use Office – 1,345 sq. ft. (124.95m²)

plus 1 x Parking Space

**UNIT 2F WESTPOINT
33-34 WARPLE WAY
ACTON W3 0RG**

TO LET – New Lease



LOCATION:

These imposing buildings are situated on the west side of Warple Way [one-way south bound]; diagonally opposite the junction with Valetta Road and within 200m of its junction with Uxbridge Road (A4020). A good selection of shops, restaurants, etc. available along The Vale (Uxbridge Road) which leads to Acton Town Centre. Acton Central (North London Line) overground station is within ½ mile to the north west. Stamford Brook and Turnham Green (District line) TfL stations are just over ½ mile to the south. Convenient for the Motorway Networks of the A40/M40 & A4/M4. Limited unrestricted parking close by as well as “pay & display/pay by phone” bays. Many bus routes serve the area.

ACCOMMODATION:

Self-contained second floor offices. Approximate net internal floor area:

OFFICE - 1,345 sq. ft. (124.95m²)

Open plan, meeting room and with kitchenette facilities

**Plus: 2 x W.C.s/Washrooms
1 x Car Parking Space close by**

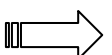
(the above measurements, etc. are approximate and for guidance only)

www.zoopla.co.uk www.EGPropertylink.com www.movehut.co.uk

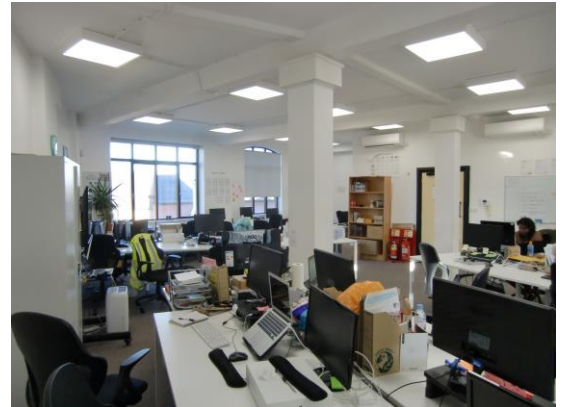
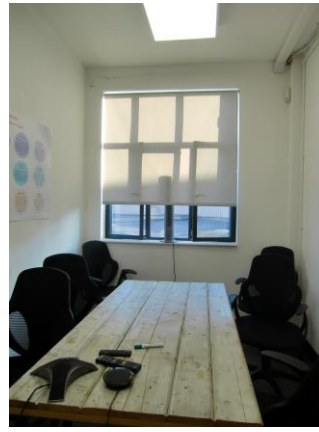
11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA **T: 020 8995 5678**

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FEATURES: SECOND FLOOR SELF-CONTAINED OFFICE • IMPOSING WAREHOUSE STYLE BUILDING WHICH HAS RECENTLY UNDERGONE EXTENSIVE REFURBISHMENT • VERY GOOD NATURAL LIGHT • HIGH CEILINGS (10'6 [3.20M]) • STAIR AND LIFT ACCESS • CARPETED • MAINLY OPEN PLAN PLUS MEETING ROOM • 2 X W.C.S/WASHROOMS • KITCHENETTE FACILITIES • NEW DOUBLE GLAZED WINDOWS • LED LIGHTING • PERIMETER TRUNKING – CAT5 CABLING • COMFORT COOLING (not tested) • **TO LET - New Lease**



TERMS

LEASE: A NEW full repairing & insuring lease, by way of service charge, to be held for a minimum term of 3 years, subject to periodic rent reviews.

RENT: **£42,500** per annum exclusive. V.A.T. is not applicable.

LEGAL COSTS: The Tenant to contribute £1,500 plus V.A.T. towards the Landlord's legal costs in this transaction.

SERVICE CHARGE: Currently £860.50 + VAT per quarter inclusive of: cleaning & refuse, electricity of communal parts, fire alarm, buildings insurance, management, repairs, lift maintenance and security provisions etc.

RATES: Please contact the London Borough of Ealing on 020 8825 7020.
We are advised that the rateable value for the unit is £22,750 (2018/19).

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by prior appointment through the Lessor's sole agent:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

www.zoopla.co.uk

Subject to Contract (09/2k18)

