

TELEPHONE  
**020 8995 5678**

**MJFINN**  
**COMMERCIAL**

**“Unique self-contained building – Central Acton location”**

**B1-Use Building: 3,485 sq. ft.** (323.77m<sup>2</sup>)

**+ FIVE parking spaces**

**10 – 14 CROWN STREET**  
**Acton, W3 8SB**

**TO LET – New Lease**



**LOCATION:**

Situated on the east side of Crown Street (one way north bound from Mill Hill Road), within 50 metres of Acton High Street (A4020), opposite Crown Street Surgery and Lloyds Pharmacy. Very convenient for all the amenities available along Acton High Street, including the wide variety of shops, restaurants, etc.. Half a mile equidistance of Acton Town (District and Piccadilly lines) and Acton Central (London Overground) TfL stations. Many bus routes serve the area. In addition to the local 1 hr free parking and 'Pay by Phone' parking opposite, the premises are offered with the benefit of **ON-SITE PARKING FOR 5 CARS** (accessed from Mount Place).

**ACCOMMODATION:**

The accommodation is arranged over the three floors of this unique, former Salvation Army, self-contained period building. Approximate Net Internal Areas:

<b>Lower Ground Floor:</b>	<b>1,370 sq. ft.</b> (127.28m <sup>2</sup> )
<b>Upper Ground Floor:</b>	<b>1,455 sq. ft.</b> (135.17m <sup>2</sup> )
<b>First Floor Mezzanines:</b>	<b><u>660</u> sq. ft.</b> ( <u>61.32</u> m <sup>2</sup> )
<b>TOTAL:</b>	<b>3,485 sq. ft.</b> (323.77m <sup>2</sup> )

- Plus**
- ▶ Vestibule entrance
  - ▶ 2 x W.C's/Washrooms
  - ▶ Coms room 75 sq. ft.
  - ▶ Storage
  - ▶ **FIVE parking spaces**

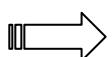
*Floor areas for guidance proposes only*

[www.zoopla.co.uk](http://www.zoopla.co.uk) [www.EGPropertylink.com](http://www.EGPropertylink.com) [www.movehut.co.uk](http://www.movehut.co.uk)

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

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

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## FEATURES:

UNIQUE SELF-CONTAINED PERIOD BUILDING (B1-Use) with the benefit of **FIVE PARKING SPACES** • GOOD NATURAL LIGHT including lower ground floor • VAULTED CEILING • 2 x WCs • Kitchen facilities • Good storage + coms room • CAT 5 cabling • Gas CH • Part air-conditioned (not tested) • Front & rear entrances • **FLEXIBLE TERMS**



## TERMS

### LEASE:

NEW internal repairing and insuring lease for a term of 4+ years, subject to periodic rent reviews, and mutual Break Clauses (at anytime after the anniversary of the 2<sup>nd</sup> year with 6 months prior written notice).

*The lease to be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.*

### RENT:

Offers in the region of **£80,000** annum exclusive. We have been advised VAT will not be applicable.

### RATES:

Please contact the London Borough of Ealing on 020 8825 7020.  
*We are advised that the Rateable Value for the building is £60,000.*

### LEGAL COSTS:

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

### EPC:

Available upon request.

### POSSESSION:

Immediately upon completion of legal formalities.

### VIEWING:

Strictly by appointment through Lessor's sole agent:

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**Subject to Contract**

05/2k19