

TELEPHONE

020 8995 5678

With permitted development rights to convert to RESIDENTIAL

Office – 2,160 sq. ft. (200.67m²)

plus

2 x Car Parking Spaces

**UNIT 2C & 2D WESTPOINT
36 – 37 WARPLE WAY
Acton, W3 0RG**



FOR SALE – Long Leasehold (with Share of Freehold)

LOCATION:

These imposing buildings are situated on the west side of Warple Way [one-way south bound]; opposite the junction with Valetta Road and within 200m of its junction with Uxbridge Road (A4020). Westpoint is adjacent to the recently developed Long Island Lofts apartments. A good selection of shops, restaurants, etc. are available along The Vale (Uxbridge Road – A4020) which leads to Acton Town Centre. Acton Central London Overground (North London Line) 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. Very convenient for the Motorway Networks of the A40/M40 & A4/M4. Limited unrestricted parking close by as well as “pay & display” bays. Many bus routes serve the area.

ACCOMMODATION:

Self-contained second floor offices, Gross Internal Area:

OFFICE - 2,160 sq. ft. (200.67m²)

Mainly open plan, with 3 partitioned rooms, kitchenette facilities and 3 x W.C.s/Washrooms

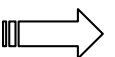
Plus: 2 x Parking spaces nearby

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

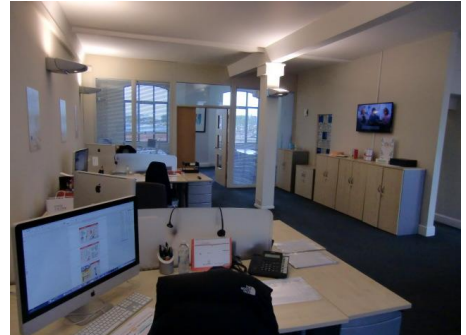
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FEATURES: SECOND FLOOR SELF-CONTAINED OFFICE WITH PERMITTED DEVELOPMENT RIGHTS TO CONVERT TO RESIDENTIAL • IMPOSING WAREHOUSE STYLE BUILDING WHICH HAS RECENTLY UNDERGONE REFURBISHMENT • VERY GOOD NATURAL LIGHT • HIGH CEILINGS (FULL HEIGHT 10'7 [3.23M]) • 3 x W.C.S • KITCHEN FACILITIES • NEW DOUBLE GLAZED WINDOWS – TO FRONT AND REAR ELEVATIONS • MAINLY OPEN PLAN WITH 3 PARTITIONED ROOMS - GLAZED WITH PRIVACY BLINDS • 10 BASE T CAT 5 CABLEING • DEDICATED FIBRE OPTIC LINE (10mb up & down) • STAIR & LIFT ACCESS • 2 X PARKING SPACES • **LONG LEASEHOLD For Sale**



TERMS

FOR SALE: LONG LEASEHOLD for a term of **999 years** from 25th March 1989 held on full repairing and insuring basis by way of service charge, with vacant possession. *No ground rent is payable.* The property also benefits from a **Share of Freehold** with management company. *The parking spaces are held on separate Long Leases.*

PRICE: Offers in excess of **£1,100,000** subject to contract only. *VAT is not applicable.*

LEGAL COSTS: Each party to be responsible for its own costs. However, the purchaser has to pay the vendor's solicitor £4,000, prior to the draft contract being issued, such sum will either be, a) forfeited in the event the purchaser withdraws, for whatever reason, or b) deducted from the purchase price upon completion.

SERVICE CHARGE: To be confirmed (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 double unit is £36,000 (2017/18).

POSSESSION: Immediately upon completion of legal formalities.

EPC: An EPC has been commissioned.

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

MJFINN COMMERCIAL

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Subject to Contract
(11/2k17)