

TELEPHONE

**020 8995 5678****Very well presented versatile workspace****Office/Studio – 1,285 sq. ft.** (119.38m<sup>2</sup>)**UNIT 3 SUN STUDIOS  
30 WARPLE WAY  
Acton W3 0RX****TO LET – New Lease****LOCATION:**

Sun Studios is situated on the west side of Warple Way [one-way south bound]; adjacent to its junction with Bradford Road and 150m 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 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. Convenient for the Motorway Networks of the A40/M40 & A4/M4. Limited derestricted parking close by as well as “pay & display” bays. Many bus routes serve the area.

**ACCOMMODATION:**

Self-contained building arranged over the ground floor and mezzanine (NIA):

**Ground Floor - 715 sq. ft.** (66.43m<sup>2</sup>)*Open plan areas plus 3 offices & storage***Mezzanine - 570 sq. ft.** (52.95m<sup>2</sup>)*Open plan plus meeting room***TOTAL - 1,285 sq. ft.** (119.38m<sup>2</sup>)

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

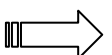
(the above measurements, etc. are approximate and for guidance only)

[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)

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Unit 3 Sun Studios, 30 Warple Way, W3 0RX

**FEATURES:** SELF-CONTAINED OFFICE BUILDING FINISHED TO A VERY GOOD STANDARD • **GOOD NATURAL LIGHT** • **HIGH CEILINGS** (UP TO 17'7 [5.36M] ON THE MEZZANINE LEVEL • KITCHENETTE • 2 X W.C.S/WASHROOMS • AIR – CONDITIONING (not tested) • CARPETED • 1 X PARKING SPACE • *Furniture potentially available* • **TO LET**  
**New Lease – Sole Agent**



## TERMS

**LEASE:** A NEW full repairing & insuring lease to be held for a term to be mutually agreed, subject to periodic rent reviews.

**RENT:** **£39,000** per annum exclusive. VAT is applicable.  
(Plus, contribution to Sun Studios estate management £100 per month, approximately).

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

**RATES:** Please contact the London Borough of Ealing on 020 8825 7020.  
*We are advised that the rateable value for the unit is £12,500 (2017/18) – small business rate relief may be applicable for companies who qualify.*

**POSSESSION:** Immediately upon completion of legal formalities.

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

**MJFINN COMMERCIAL**

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Email: [info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk)

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

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

Subject to Contract  
(09/2k18)

