

## GROUND FLOOR OFFICE SUITE

APPROX. 3,150 SQ FT IPMS3 PLUS 11 CAR SPACES

**TO LET**

### LOCATION

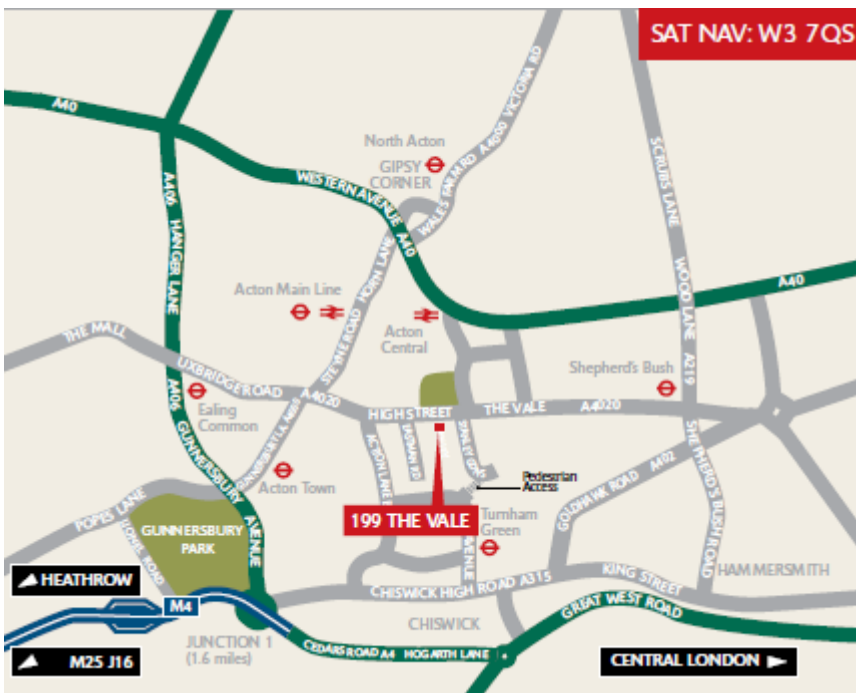
199 The Vale offers businesses the opportunity to locate to a prominent office building situated on the Vale (A4020) between Acton and Shepherds Bush, west of central London.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

7-10 Chandos Street  
Cavendish Square  
London W1G 9DQ  
**T 020 3205 0200**  
**F 020 3205 0201**  
info@hng.co.uk  
**www.hng.co.uk**

- Access to the A4 (Western Avenue) and A406 (Gunnersbury Avenue) provide links to both central London, M40, M4 and M25 motorways.
- Access to local amenities, Acton Central (mainline), Acton Town (underground Piccadilly line) and Turnham Green (District line).
- Numerous bus routes to Shepherds Bush, Acton and Ealing.
- Located on the established Acton Park Estate, a secure and well managed estate with excellent frontage to the Vale, (A4020).
- A secure environment with 24 hour on site security and CCTV.
- A sport and leisure facilities at the nearby Park Club.



## DESCRIPTION

The premises comprise the entire ground floor which has been refurbished to an open plan specification. There is direct access off the Vale or access off the Estate for deliveries and easy drop off.

The premises have been refurbished with new decorations, suspended ceiling, air cooling, new carpets.

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## **SPECIFICATION**

- Air cooling
- Central heating
- Raised perimeter trunking
- Suspended ceilings with insert lighting
- Two passenger lifts
- Excellent natural light
- DDA compliant access
- Storage space available on separate agreement
- 11 car parking spaces

## **EPC**

D-86

## **TERMS**

The premises are available on new flexible lease held on effective full repairing and insuring terms by way of service charge and outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act.

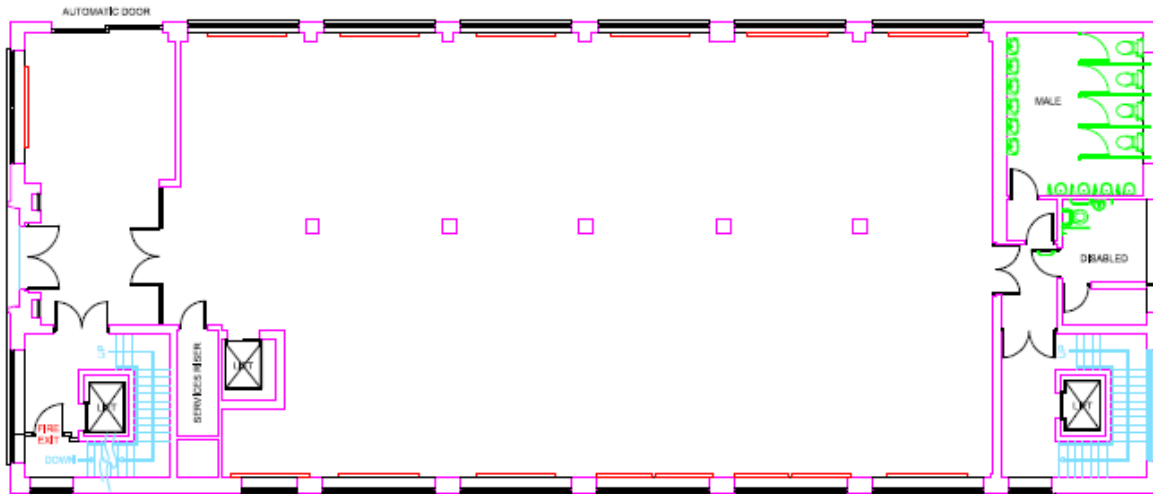
## **RENT**

£25.00 per sq ft per annum exclusive.

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**GROUND FLOOR**

### **SERVICE CHARGE**

On application

### **BUSINESS RATES**

The premises are located in London Borough of Ealing and we understand the following Rateable Rates may apply.

New RV £54,000

Estimated payable 2017-18 £19,724 (£6 per sq ft)

This information has been obtained from the voa.gov.uk website and prospective tenants are advised to verify it by direct enquiry to the Local Authority.

### **VAT**

VAT will be charged in addition on rent and service charge.

### **TIMING**

The premises are immediately available.

### **FURTHER INFORMATION AND INSPECTIONS**

By way of landlord's sole agents **HNG**

**Mark Belsham**  
**Dan Catlin**

**DD: 0203 205 0205**  
**DD: 0203 205 0226**

**M: 07973 372 698**  
**M: 07792 531 132**

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