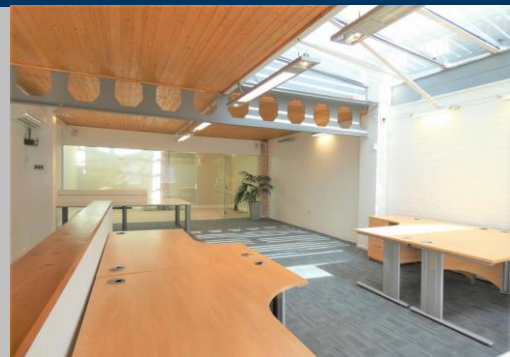


**TO LET**

**AIR CONDITIONED BUSINESS UNIT WITH FIRST FLOOR OFFICES**



**VAT NOT APPLICABLE**

**Unit 2, Warple Mews**  
Warple Way, Acton, London W3 0RF

**1,711 sq. ft.**  
**(158.9 sq. m.)**

**VOKINS**  
CHARTERED SURVEYORS  
**020 8400 9000**  
[www.vokins.co.uk](http://www.vokins.co.uk)



# Unit 2 Warple Mews, Warple Way, Acton, London W3 0RF

## Location

Warple Mews is located off Warple Mews which in turn is accessed from The Vale (A4020) in Acton. Acton Town mainline station is nearby and the nearest underground station is Turnham Green (District line).

The property is well situated for the A40 Western Avenue and the North Circular Road (A406). The Great West Road (A4) and M4 Motorway (Junction 1) offer access to London Heathrow Airport, the M25 Motorway and Central London.

Local amenities include various cafes, restaurants, shops and a Tesco Metro supermarket, as well a variety of gyms and leisure facilities.



A40 – Western Avenue	1.0 miles
A406 – North Circular	2.0 miles
M4 - Junction 1	3.0 miles
M1 – Junction 1	6.9 miles



Acton Central (Overground)	0.6 miles
Turnham Green (District Line)	0.7 miles
Stamford Brook (District Line)	0.8 miles
South Acton (Overground)	0.9 miles

# Unit 2 Warple Mews, Warple Way, Acton, London W3 0RF

## The Property / Refurbishment

Unit 2 Warple Mews comprises a mid-terrace business unit of brick elevation with a double bifold loading door, separate pedestrian entrance and one car parking space to the front of the property.

Internally, a schedule of works has recently been undertaken to provide clear storage / workshop space on the ground floor and well presented offices on the first floor.

## Amenities

The property benefits from the following amenities: -

- **Double bifold loading doors**
- **Separate pedestrian entrance**
- **Air conditioning to both ground and first floors**
- **Security shutters**
- **Three phase power & gas supply**
- **One car parking space**
- **Kitchenette**
- **WC with shower**



## Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Workshop / Storage	882	81.9
First Floor - Offices	829	77.0
<b>TOTAL</b>	<b>1,711</b>	<b>158.9</b>

# Unit 2 Warple Mews, Warple Way, Acton, London W3 0RF

## Terms

A new FRI lease is available for a term to be agreed.

## Rent

£45,000 per annum exclusive.

## Business Rates

According to the Valuation Office Agency website the rateable value for the property is £19,500.

Rates payable 2019/2020 = approximately £9,828 per annum.

All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority.

## VAT

We have been advised that VAT is not applicable.

## Legal Costs

Each party to bear their own legal costs.

## Energy Performance Certificate

An EPC has been commissioned – further details available from the agents.



## Viewing

Strictly through prior arrangement with joint sole agent Vokins.

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

020 8400 9000

[info@vokins.co.uk](mailto:info@vokins.co.uk)



### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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