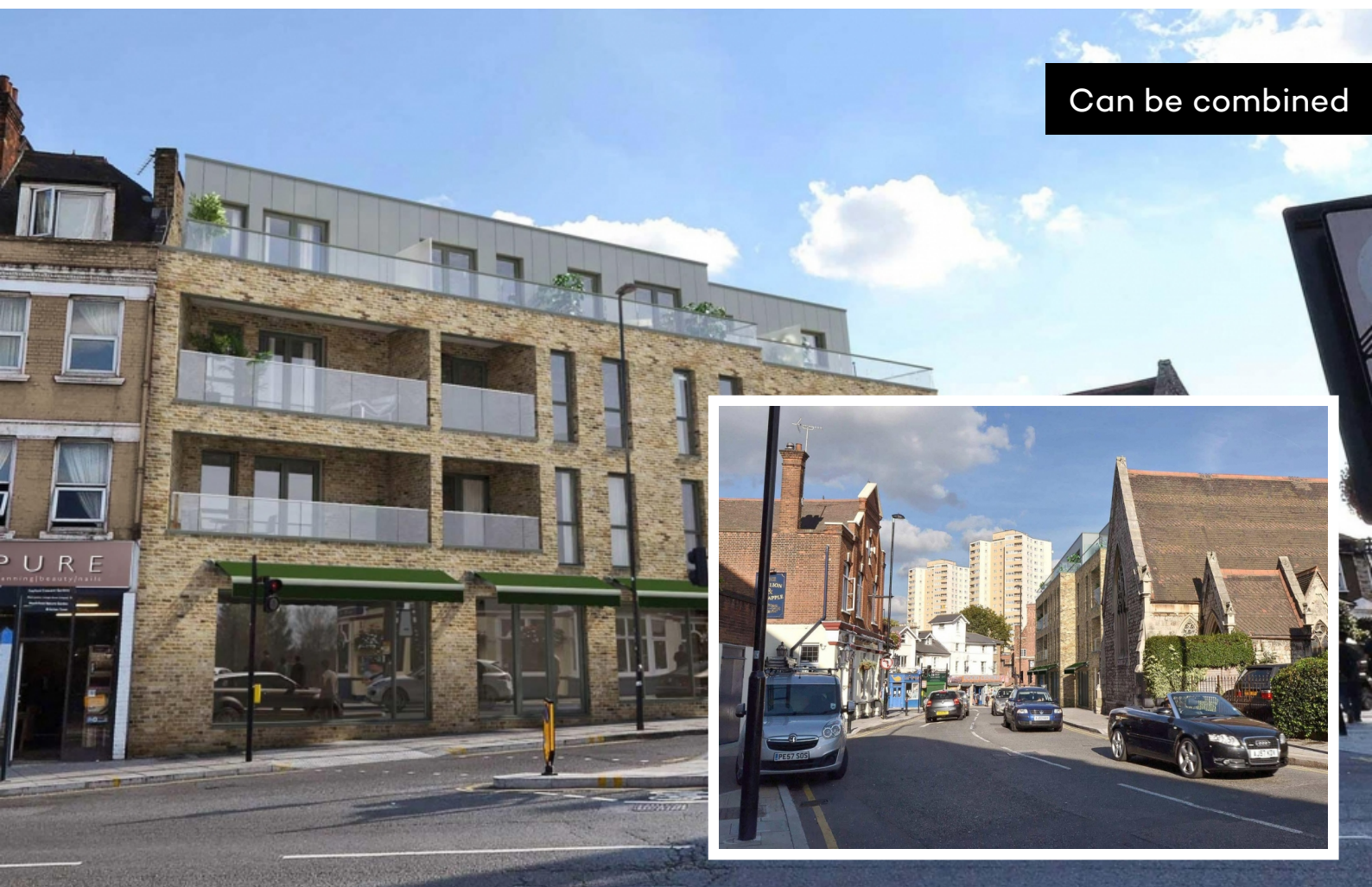


Can be combined



Triumph House, Acton, W3 8EA

Brand new retail units in an exciting new development fronting Gunnersbury Avenue and High Street Acton

SIZE	784 to 1,854 sq ft
RENT	Starting from £30,000 per annum exclusive subject to contract
PRICE	Starting from £450,000 plus VAT, subject to contract
SERVICE CHARGE	A charge will apply to up keep of common areas.

KEY POINTS

- High quality build
- Prominent position



Location

Situated on the corner of Gunnersbury Lane, Uxbridge Road and High Street Acton. Within walking distance of Acton and Ealing Common tube stations which serve the District and Piccadilly lines. The overground station at Acton Central is also within easy walking distance.

Description

The premises are in a shell finish and form part of a new development with 14 apartments over the upper floors. Shop 1 has front and rear access, Shop 2 has front and side access. The apartments above have been sold, the ground floor shops (can also be used as an office) have just been released. Parking is available by separate agreement (and subject to availability at the time).

Accommodation

Unit 1 785 sq.ft. approx (can be further sub divided)
Unit 2 1,070 sq.ft. approx

Terms

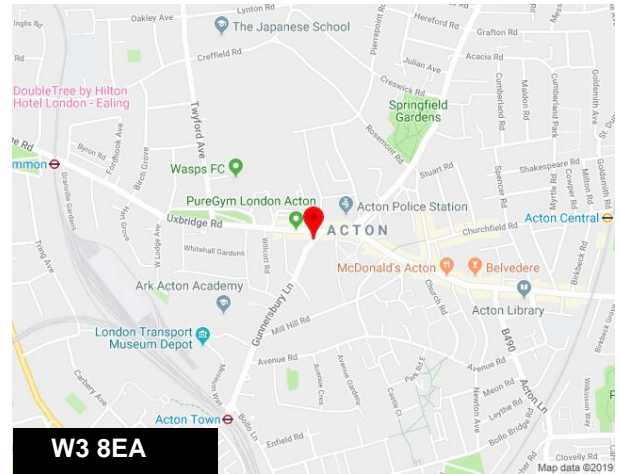
Available to buy - or to rent on new leases, subject to contract and financial status:

Unit 1 £30,000 p.a.x. rental guide / £450,000 sale price (999 year virtual freehold)

Unit 2 £35,000 p.a.x. rental guide / £495,000 sale price (999 year virtual freehold)

Viewings

By prior appointment via the sole agent.



FURTHER INFORMATION

Christopher Thomas

t: 01753 839390

e: ct@chthomas.com