

**FREEHOLD FOR SALE – SELF CONTAINED UNIQUE CHARACTER
BUILDING WITH CAR PARKING – OF INTEREST TO INVESTORS,
OWNER OCCUPIERS & DEVELOPERS STPP***

PRICE REDUCTION AS OF SEPTEMBER 2024



The Doughnut Factory

Unit 10 Warple Mews, Acton, London, W3 0RF

**4,455 sq. ft.
(413.8 SQ. M.)**

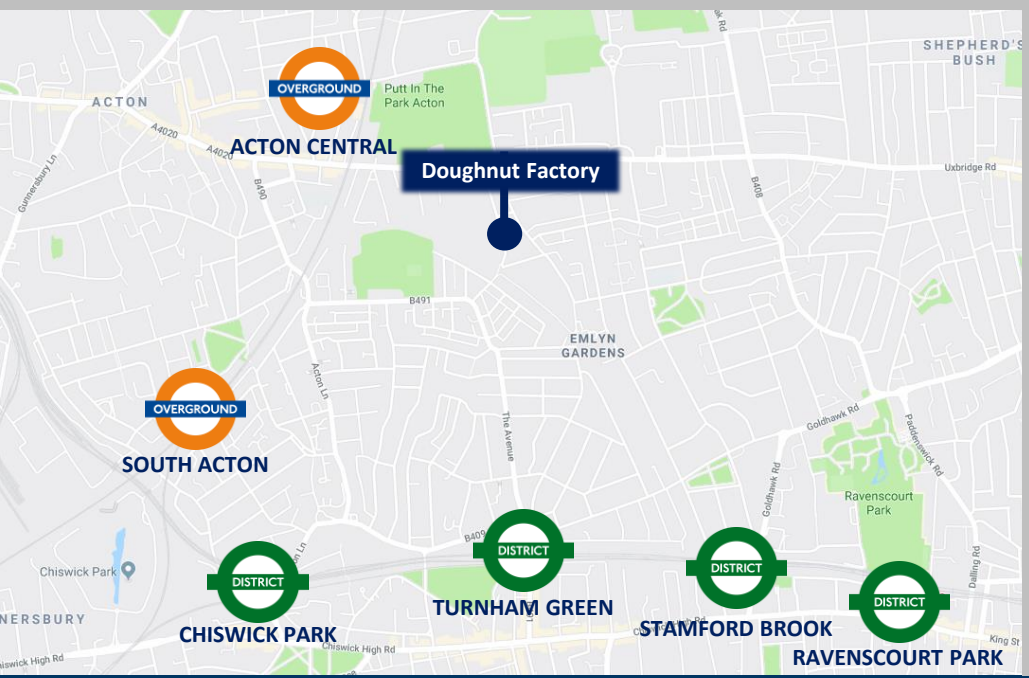
The Doughnut Factory, 10 Warple Mews, Warple Way, Acton, London, W3 0RF



Location

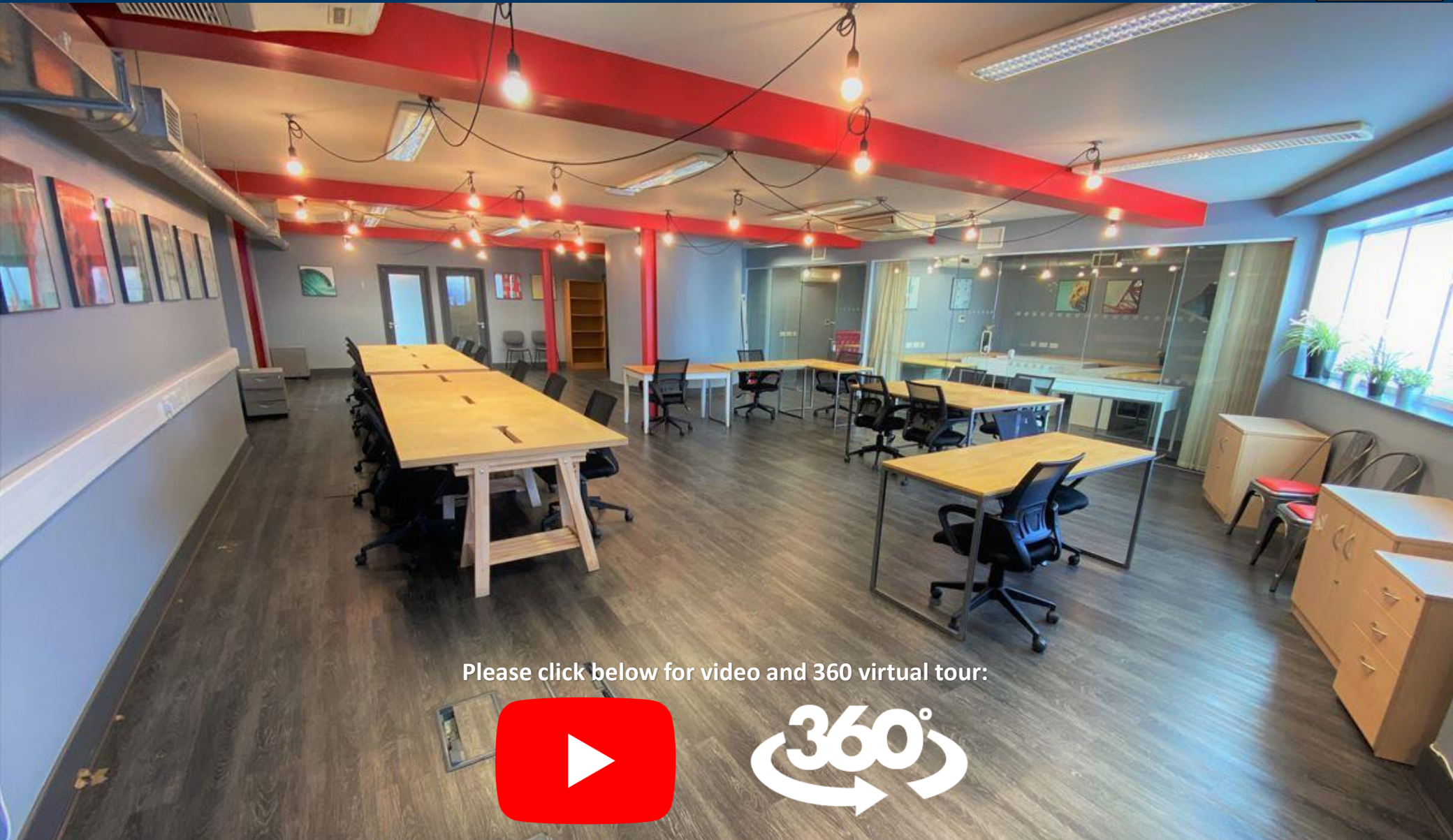
The Doughnut Factory is located off Warple Way which in turn is accessed from The Vale (A4020) in Acton. Acton Town mainline station is nearby and the nearest underground station is Turnham Green (District line).

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



Please click below for video and 360 virtual tour:



The Doughnut Factory, 10 Warple Mews, Warple Way, Acton, London, W3 0RF

The Property

The Doughnut Factory comprises a two storey corner business unit of brick elevation with a double glazed pedestrian entrance to a reception area and one car parking space to the front of the property.

Internally, the property has been fitted to a very high standard and well presented offices on both ground and first floors.

The property also includes a private roof terrace at second floor level.

Accommodation

The property offers the following approximate Net Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	2,275	211.3
First Floor	2,180	202.5
Total	4,455	413.8



Amenities

- Comfort cooling / part air conditioning
- Available furnished with desks & chairs
- Partitioned offices / meeting rooms
- Second floor roof terrace
- Open plan kitchens
- WCs & shower
- Pendant and spot lighting
- Under floor trunking
- 1 car parking spaces & bike rack

Freehold

£1,450,000 (One Million and Four Hundred & Fifty Thousand Pounds).

Business Rates

According to the Valuation Office Agency, the business rates assessment is currently split between the ground and first floors:

Floor	Rateable Value	Approx. Rates Payable 2024/25
Ground floor	£26,750	£13,696
First Floor	£36,000	£18,432
Car Parking Space	£300	£153.60
Approximate Total		£32,281.60

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

Car Parking

One Car Parking space is allocated to the property.

VAT

We have been advised that VAT is not applicable.

Legal Costs

Further details available from the agents.

Energy Performance Certificate

We understand from the National Non-Domestic Register that the property has an EPC rating of rating E (108).

USE

Formerly Class B1, now falling within the new extended Class E.

Viewing

Through prior arrangement with sole agents Vokins.

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. September 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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