

TO LET – CONTEMPORARY FIRST & SECOND FLOOR OFFICES WITH ROOF TERRACE

PRICE REDUCTION AS OF AUGUST 2024



**1st & 2nd Floors 33 Warple Mews,
Acton, London, W3 0RX**

**1,136 sq. ft.
(105.5 sq. m.)**

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Location



33 Warple Mews is located just off The Vale (A4020) in Acton.

Acton Town Overground station is a short walk away 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

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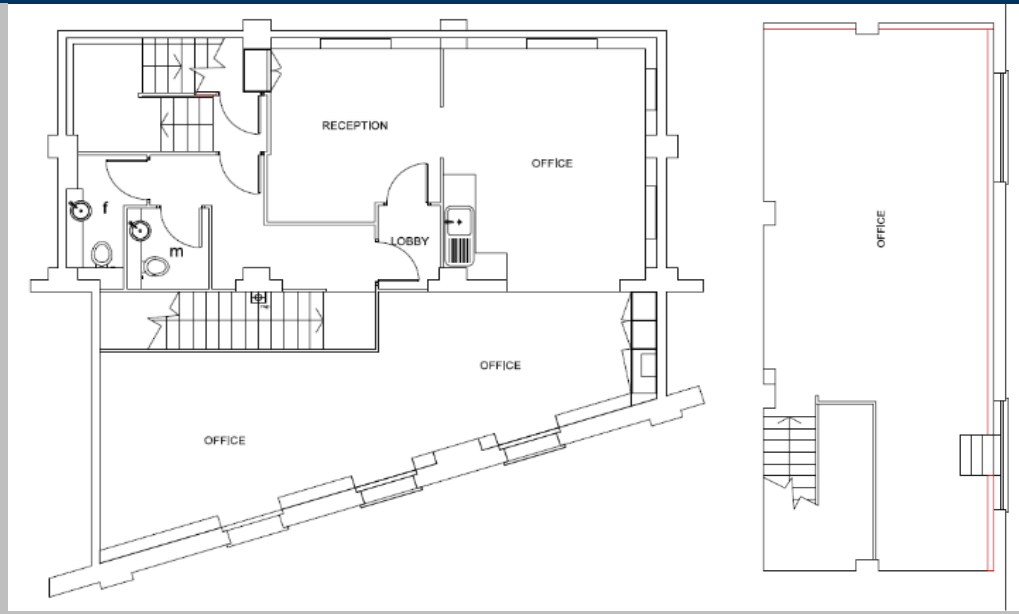
The Property

33 Warple Mews comprises a three storey office block with a shared pedestrian entrance with subsequently leads up to the first and second floor offices.

Accommodation

The property has been measured in accordance with the International Property Measurement Standards (IMPS) and provides the following:

Floor - Area	Sq. Ft.	Sq. M.
First Floor	689	64.0
Second Floor	447	41.5
Total	1,136	105.5



Amenities

The property benefits from the following amenities:

- **New carpeting throughout**
- **Good natural light**
- **2 x WCs**
- **Central heating**
- **Spot lighting & skylights**
- **Perimeter cabling**
- **Kitchenette**
- **Access to roof terrace**

Terms

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

Rent

£22,500 pax. (c. £19.81 per sq. ft. exclusive)

Outgoings

The rental is exclusive of business rates, building insurance, service charge, utilities, telecoms and all other outgoing.

Business Rates

According to the Valuation Office website the current rateable value of the property is £18,750.

Rates payable 2024/2025 = approximately £9,600 per annum.

Transitional adjustments may apply - all applicants must make their own enquiries through the London Borough of Ealing billing authority.

Service Charge

A service charge of c. £4.35 per sq. ft. is payable in relation to management charge, building insurance, water, gas and electricity.

Please note this is subject to change dependent on usage.

VAT

We have been advised that VAT is applicable.



Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with sole agent Vokins.

Energy Performance Certificate

Rating: E (119)

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. August 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.