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CANHAM
ROAD

ACTON
LONDON
W3 7SR

**FREEHOLD
FOR SALE**

2,000 sq ft

GROUND &
MEZZANINE STUDIO
WORKSPACE,
SUITABLE FOR A
VARIETY OF USES,
INCLUDING ARTIST'S
STUDIO SPACE



BUILDING SUMMARY

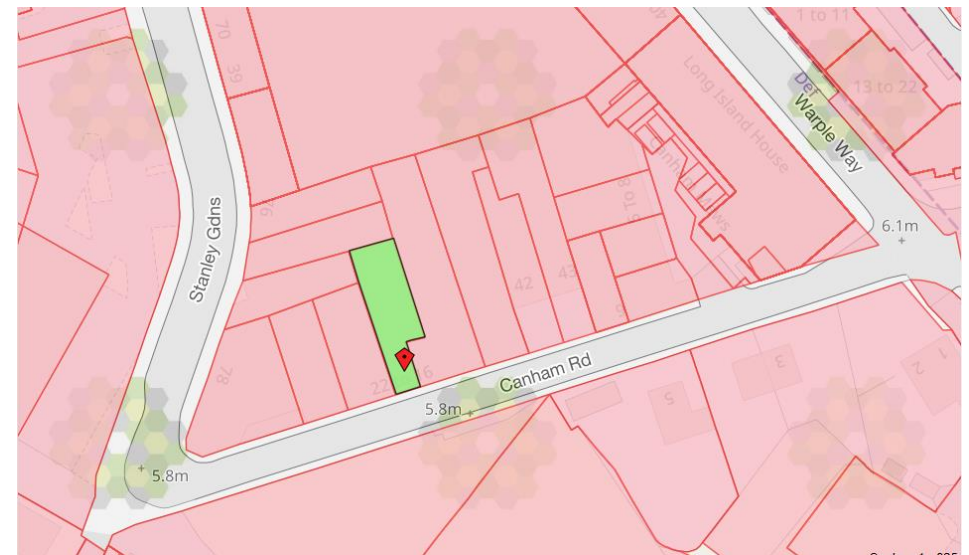
- **Freehold** studio workspace (Class E)
- Warehouse style studio unit in Acton adjacent to Chiswick & Hammersmith borders.
- **2,000 sq ft** of commercial floor area.
- Within a short walk to Acton Park, with the local area undergoing significant regeneration.
- **Guide Price £500,000** (five hundred thousand pounds), subject to contract.
- One allocated **parking** space included.



Ariel view



Site plan



LOCATION

Situated in a vibrant and creative neighbourhood on the north side of Canham Road. The area boasts an abundance of recreational facilities nearby. The nearby Acton Park, located 5 minutes' walk from the studio, provides a tranquil space for a welcoming respite from the urban hustle and bustle.

Further afield and a little over a mile away, you will find yourself on Chiswick High Road, with the diversity of shops, cafes, and restaurants, catering to every taste and preference. From boutiques to bustling supermarkets, Chiswick High Road provides you with everything you need just a stone's throw away.



TRANSPORT

Acton Central Station

Overground is a 12 min walk and only 0.6 miles.

Turnham Green Station

Overground & Underground (District & Piccadilly Lines) is a 14 min walk and only 0.7 miles.

South Acton Station

Overground is a 16min walk and only 0.7 miles.

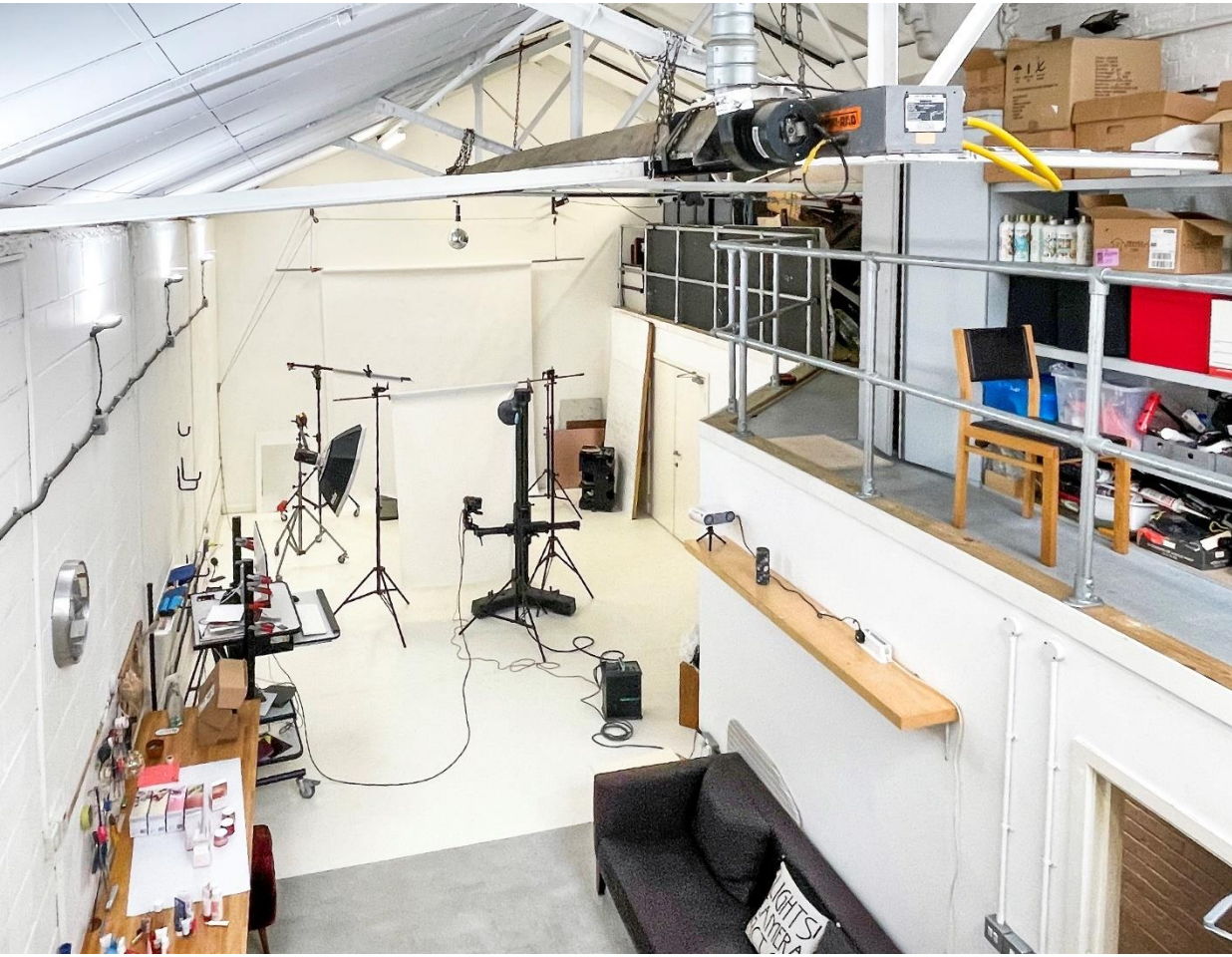
District line provides quick and direct access to Heathrow Airport. Fulham Road provides direct access to the A4 which offers routes to the M4 and M3 motorways.

Misrepresentation Act 1967: These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT



DESCRIPTION

The property comprises a dynamic warehouse studio, boasting impressive ceiling heights of almost 6 metres. Natural light is aplenty with pitched ceilings and skylights, with a rustic and industrial charm. The property design blends form and function, with a thoughtfully integrated mezzanine level offering convenient storage. The studio's versatility provides a platform for a multitude of different occupiers and a suitable home for creativity and innovation to thrive.



AMENITIES

- Self-contained
- Kitchenette
- Meeting rooms
- Demised WC
- High ceiling

ACCOMMODATION RATES

2,000 sq ft (166 sq m)

Unit 1: ratable value £12,250 & rates payable £6112.75 per annum
Unit 2: ratable value £5,000 & rates payable £2,495 per annum

EPC
E

** The units benefit from small business rates relief. Please make your own checks direct to the council.

PRICE

Offers in excess of £500,000 for the freehold. VAT is not applicable to the sale.

CONTACT

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