



Bombay Duck Building

231 The Vale, W3 7QS

**Character Loft Style
Workspace To Let on
Flexible Terms (£17.50psf
excl.)**

500 to 2,618 sq ft
(46.45 to 243.22 sq m)

- Stripped pine floors
- HVAC
- Gas central heating
- Excellent natural light
- Full height crittall-style windows

Bombay Duck Building, 231 The Vale, London, W3 7QS

Summary

Available Size	500 to 2,618 sq ft
Rent	£17.50 per sq ft
Rates Payable	£4.01 per sq ft
Rateable Value	£20,517
Service Charge	£4 per sq ft
EPC Rating	D

Description

Loft-style office/workspace to let on a new lease.

The space would suit a range of businesses, including fashion, textiles, creative maker-space, design, media, technology, as well as more traditional office occupiers and other uses.

The space forms the front part of the second floor of this attractive early 19th-century multi-storey warehouse-style property. The premises benefits from excellent natural light and provides flexible open plan space. The office enjoys shared use of a separate breakout area, kitchenette and WC's.

Location

The property is located on the south side of The Vale (A4020), in a popular commercial and industrial area close to Acton Park Trading Estate, and nearby Warple Way.

Acton town centre, with its wide range of facilities is close by.

The property is served by 7 different bus routes, and Acton Central (Overground Line) 200m to the north. Acton Main Line Station (Elizabeth Line) is 1 mile to the north.

The North circular (A406) is 1.3 miles to the west. The A40 is 1 mile to the north, and to the south, the M4 provides access to the west.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd - Front	2,618	243.22	Available
Total	2,618	243.22	

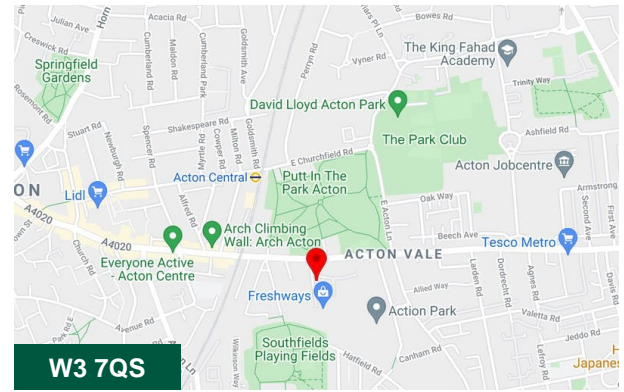
Viewings

The premises benefit from excellent natural light, being surrounded on three sides by almost full height crittall-style windows.

The floor is accessed via a wide communal staircase from street level, and is additionally served by a goods-lift.

Key features include:

- Stripped pine floors
- HVAC
- Gas central heating



Viewing & Further Information



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Terms

Flexible Terms Outside the Act.

PROOF

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will not be accurate to scale and therefore unsuitable for submission to the Land Registry.

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Plan

Drawn by: MSCT	REV
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Wrightmans
Land Registry Compliant Plans

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NOTE

The area edged red on the Plan represents that to which the Lease refers for the Second Floor property known as 231 The Vale, Acton, London W3 7QS.

DRAWING TITLE

Plan for premises at
231 The Vale
Acton
London
W3 7QS

SCALE	DATE	DRAWN BY	APPROVED
1:200	28/11/2012	B.K.	E.G.



Second Floor
231 The Vale
Acton
London W3 7QS