

## CHARACTER WORKSPACE

## TO LET ON NEW LEASE

**2<sup>ND</sup> FLOOR, 231 THE VALE, ACTON, W3 7QS**



**2,618 sq ft/243 sq.m NIA**

**£3,800 pcm exclusive (£17.42 per sq ft)**

### DESCRIPTION

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

The area forms the front part of the second floor of this attractive early 19<sup>th</sup>-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.

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.

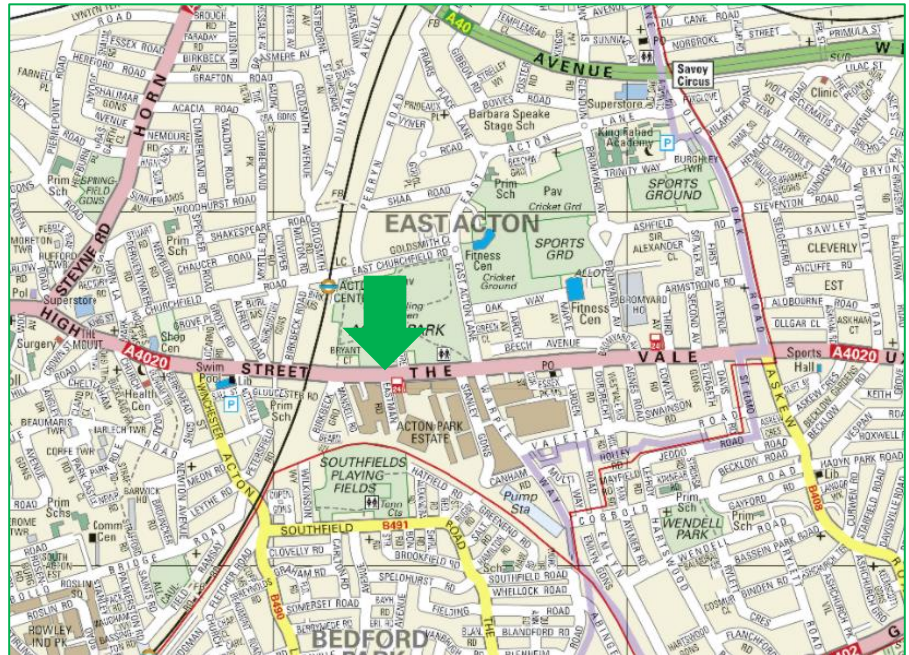
## LOCATION

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.



## SPECIFICATION

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

**SERVICE CHARGE:** The premises contributes towards the landlord's service costs, including insurance; electricity & gas supplies; cleaning common parts; external repairs.

**BUSINESS RATES** We are advised that the Rateable Value is £20,517 (c.£4psf payable) but parties are advised to make their own enquiries. (London Borough of Ealing).

**EPC:** Rated D.

**LEASE:** A new lease is available by agreement at a commencing rent of **£45,600 pa (£3,800 pcm) (£17.42 psf)**. **NB. VAT is chargeable on the rent.**

**VIEWING:** Strictly through sole agents Whitman & Co Commercial 020 8747 8800  
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