

## LOCATION

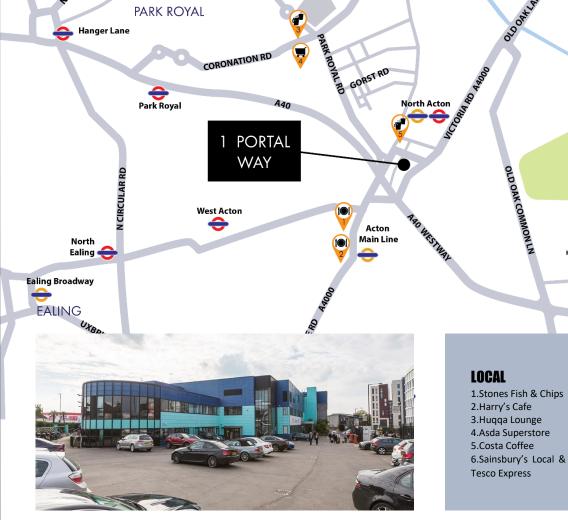
The property is located just off the A40 (Western Avenue) on Wales Farm Road (A4000) within the established North Acton Business Park. North Acton Underground Station is a short walk away.

## CONNECTIVITY

Average journey times\* from North Acton Underground via public transport are:

Shepherd's Bush	7 mins
Victoria	27 mins
Paddington	22 mins
Kings Cross	28 mins
Waterloo	28 mins
Heathrow Airport 1-3	39 mins
	*www.tfl.gov.uk









RECREATION

IMPERIAL

COLLEGE

WHITE CITY

White City

WORMWOOD

**SCRUBS PARK** 

HAMMERSMITH

HOSPITAL

A40 WESTWAY

#### DESCRIPTION

The property comprises a fitted headquarters office building of steel frame construction arranged over ground and first floor. Internally the building provides basement level car parking with office accommodation arranged over ground and first floors.

Both office floors have nearly 5 meter ceiling height, allowing for a variety of alternative uses. The first floor is of a mezzanine construction and can be opened up to allow ceiling heights of up to 10 meters.









# **ACCOMMODATION**

TOTAL 153,819 sq ft 14,290 sq m

## **RENT & LEASE TERMS**

On application

#### **RATES**

£12.91 per sq ft approx. (£1,986,020 per annum) to be confirmed with local authority

#### **PARKING**

71 Surface Spaces are available 164 Covered Spaces are available

#### **EPC**

Rated D

• Natural Light

• Fitness Center

• Fenced Lot

Kitchen

• Open-Plan

• Partitioned Offices

Raised Floor

Recessed Lighting

Restaurant

• Roof Terrace

• Security System

• Storage Space

• Suspended Ceilings

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 Brochure May 2022

#### CONTACT

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