

**FOR SALE / TO LET – CONTEMPORARY FIRST FLOOR  
OFFICE WITH UP TO 3 CAR PARKING SPACES AVAILABLE**



**KEMPTON  
CARR  
CROFT**  
PROPERTY CONSULTANTS



**Unit 1F Westpoint,  
Warple Way, Acton, London, W3 0RG**

**1,389 sq. ft.  
(129.0 sq. m.)**

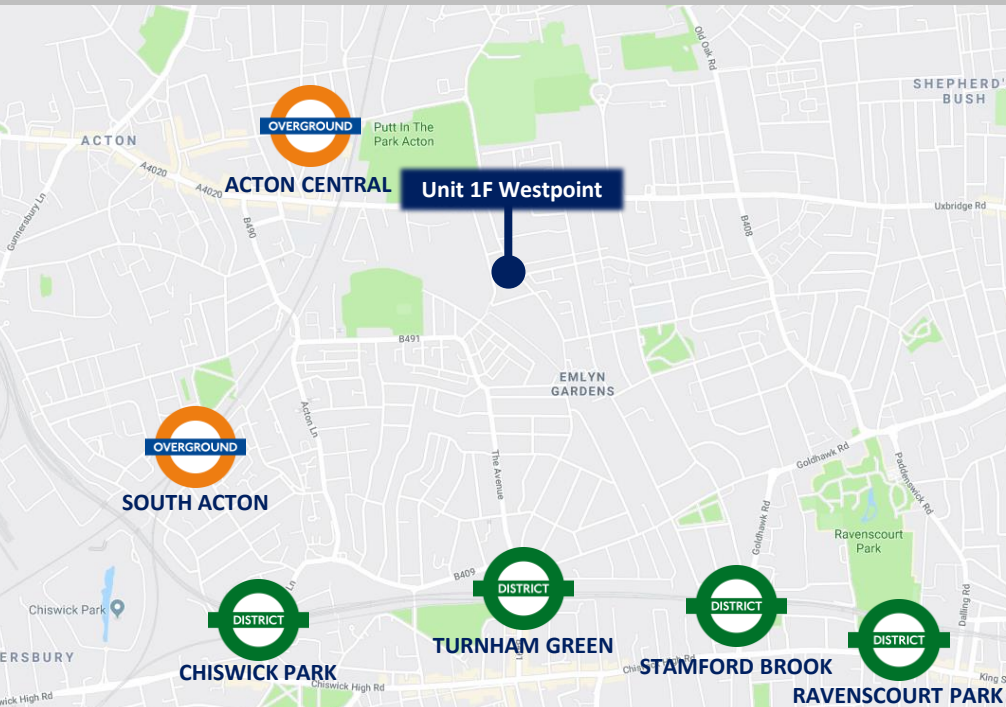
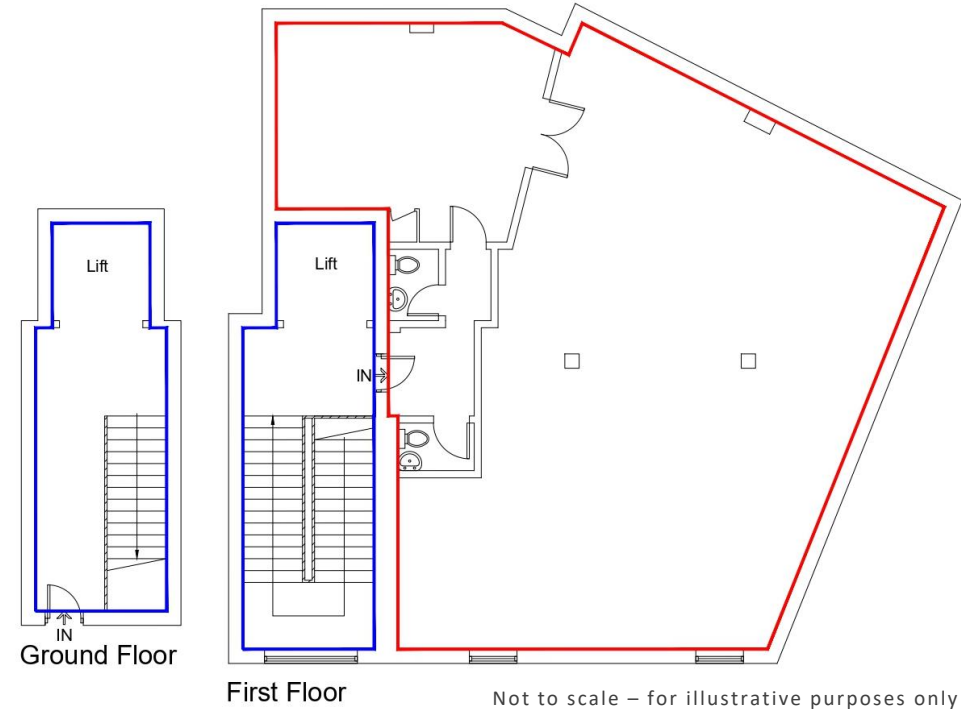
# Unit 1F Westpoint, Warple Way, Acton, London, W3 0RG



## Location

Unit 1F Westpoint is located 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

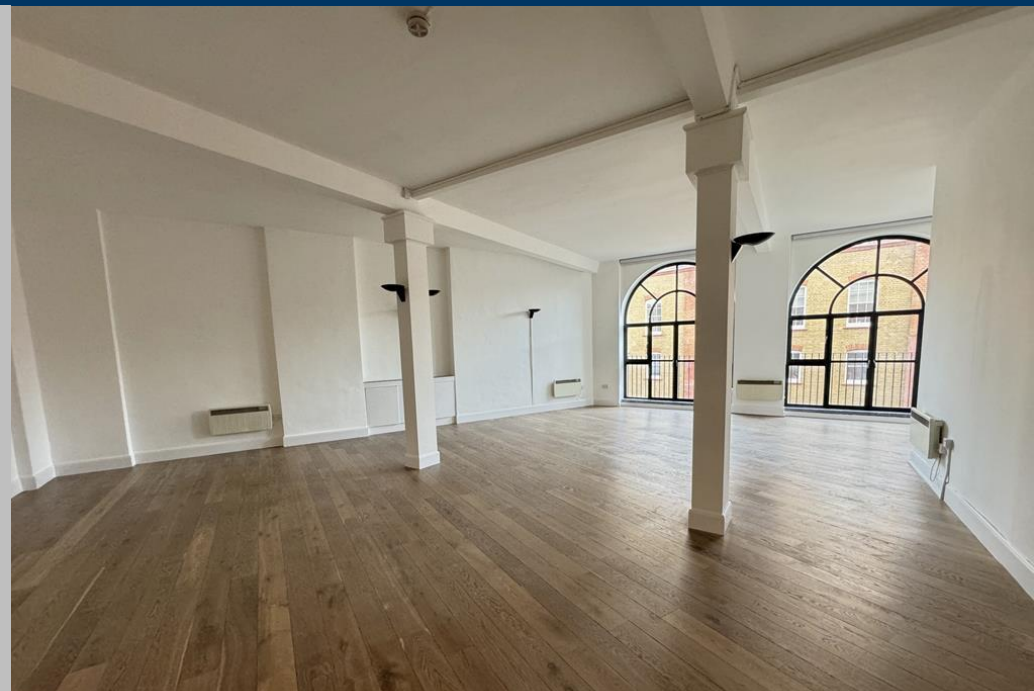
Unit 1F Westpoint comprises the first floor of a three storey mid-terraced business unit and provides office / studio accommodation accessed via a shared pedestrian entrance with an 8-person passenger lift.

The property has most recently been utilised as a yoga studio.

## Accommodation

The property has been measured in accordance with the Gross Internal Area (GIA) and provides the following:

Floor - Area	Sq. Ft.	Sq. M.
1F Westpoint	1,389	129.0



## Amenities

- Redecoration works being undertaken
- Double glazing and Juliet style balconies
- Halogen uplighters
- Approximately 3.5m floor to ceiling height
- Wood flooring
- 2 x WCs
- Electric panel heaters
- Communal 8-person passenger lift
- 3 car parking spaces

## Leasehold

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

Rent: **£30,000 + VAT per annum exclusive.**

## Long Leasehold

The property is available to purchase on a 'virtual freehold' basis; being the residue of a 999 year lease from 1989.

Guide Price: **£600,000 + VAT to include 3 car parking spaces (123 years from 1994).**

## 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.

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 £1,222.76 + VAT per quarter is currently payable in relation to the maintenance of the common areas.

## VAT

We have been advised that VAT is applicable.

## EPC

Rating: E (104)



## Legal Costs

Each party to bear their own legal costs.

## Viewing

Through prior arrangement with joint sole agent Vokins and Kempton Carr Croft.

### 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. November 2023.

### 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.