

**Banbury Studios, Acton Business Centre**  
School Road, Park Royal, NW10 6TD

**Recently Refurbished Office /  
Studio Spaces**

**184 to 317 sq ft**

(17.09 to 29.45 sq m)

- Walking distance to North Acton Underground Station (Central Line)
- On-site cafe
- Energy efficient lighting
- Estate parking
- CCTV
- Communal W/Cs
- Sink
- On-site management and caretaker

# Banbury Studios, Acton Business Centre, School Road, Park Royal, NW10 6TD

## Summary

<b>Available Size</b>	184 to 317 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
<b>Service Charge</b>	Inclusive of the annual rent.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

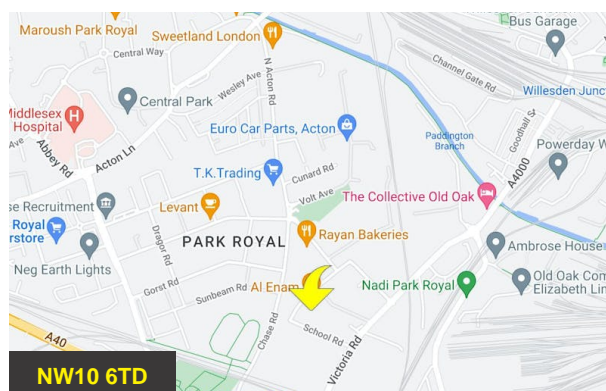
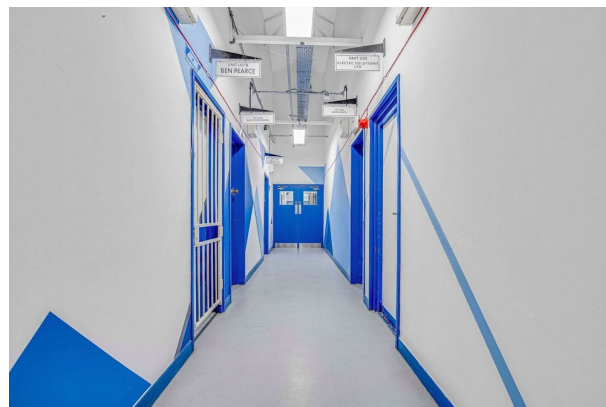
This selection of recently refurbished office studios are situated within Acton Business Centre, a vibrant multi-let industrial estate located on School Road, containing a variety of light industrial units ranging in size from 100 sq ft to 4,000 sq ft. All the spaces benefit from energy-efficient lighting and a sink, which are professionally managed by an on-site team and benefit from an onsite café and parking.

## Location

The property is situated on School Road, with links to the A40 at Gypsy Corner via the A4000, approximately 1 mile to the south which in turn provides convenient access to both central London to the east and the M40 and M25 motorways to the west. The North Circular (A406) is accessed via the A404 to the north west of the property. Harlesden Underground station (Bakerloo line), North Acton Underground station (Central line) and Acton Main Line station (Overground line & forthcoming Crossrail line) are within 1 mile of the subject property. A variety of cafes and pubs are situated within short walking distance of the premises.

## Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).



## Viewing & Further Information



**Tom Boxall**  
020 3333 2222  
tb@telsar.com



**Jack Pay**  
020 3333 2222 | 07411 576313  
jp@telsar.com