

DEVELOPED, OWNED
AND MANAGED BY



THE LYRA

**COMMERCIAL UNIT
AVAILABLE TO LET**

1,800 ^{SQ}
_{FT}

SUITABLE FOR RETAIL,
RESTAURANT, LEISURE,
MEDICAL, OFFICE.

A PROMINENT COMMERCIAL OPPORTUNITY IN THE HEART OF THE NORTH ACTON REGENERATION AREA.

Approx 1,800 sq ft (167.22 sq m) GIA

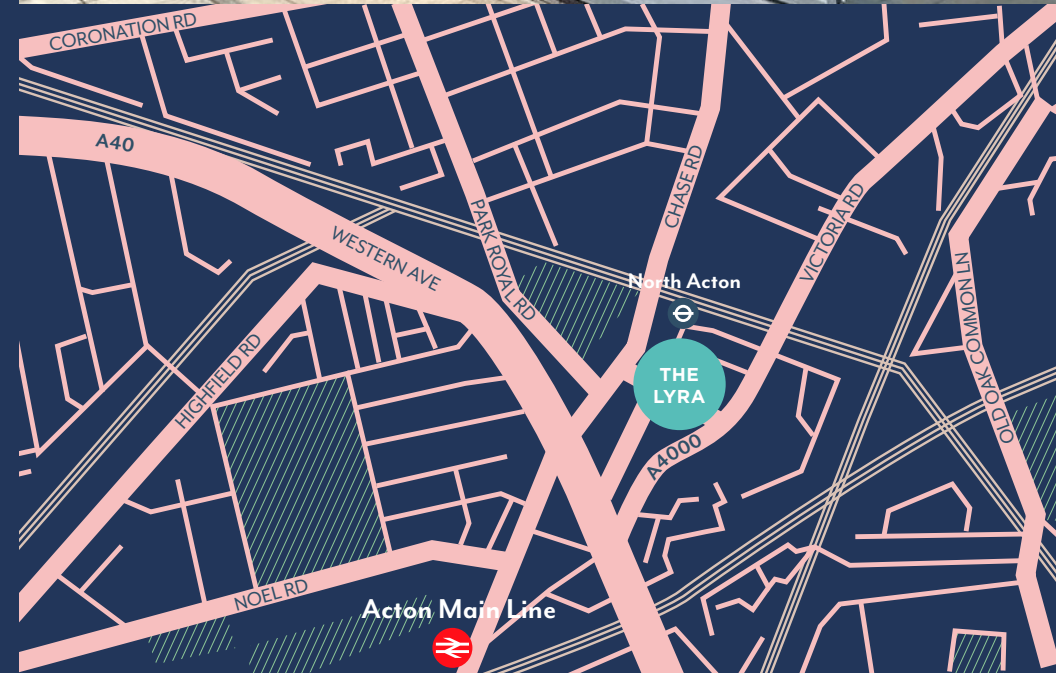
THE LYRA BUILDING

Portal Way, North Acton, London, W3 6BX

Location

The Lyra is prominently situated in the heart of the North Acton regeneration area just off the A40 providing fast access to the City and West End or National motorway network.

North Acton (central line) underground station is adjacent with services to Bond Street taking 14 minutes. Just to the south approximately 6 minutes' walk is Acton Central mainline where the new Elizabeth Line is open and when fully running will provide services to Bond Street in 9 minutes and Heathrow in 18 minutes.



Acton Central regeneration

The regeneration of this area is well underway and rivalling the level of development in the Docklands. Already substantial student housing and PRS rental opportunities are built at the Lyra, Rehearsal rooms, Holbrook and with educational bodies like Imperial College and University of Arts providing accommodation for their students.

New developments underway, and shortly to be completed, are The Perfume Factory providing towers up to 25 storeys and 374 flats and the impressive One West Point which rises to 54 storeys and provides 701 apartments.

The following occupiers are within the locality:



Accommodation

The commercial unit occupies much of the ground floor of a 7-storey block with student housing above. The unit is prominently situated overlooking Portal Way opposite the Currys/Carphone Warehouse campus and One West Point scheme.

Approx 1,800 sq ft (167.22 sq m) GIA with a further stores of 145 sq ft allocated to the unit.

The premises have a frontage of 22m and return frontage to a garden piazza leading through to North Acton Underground station.

The accommodation is in shell condition with capped off services for three-phase power and water.

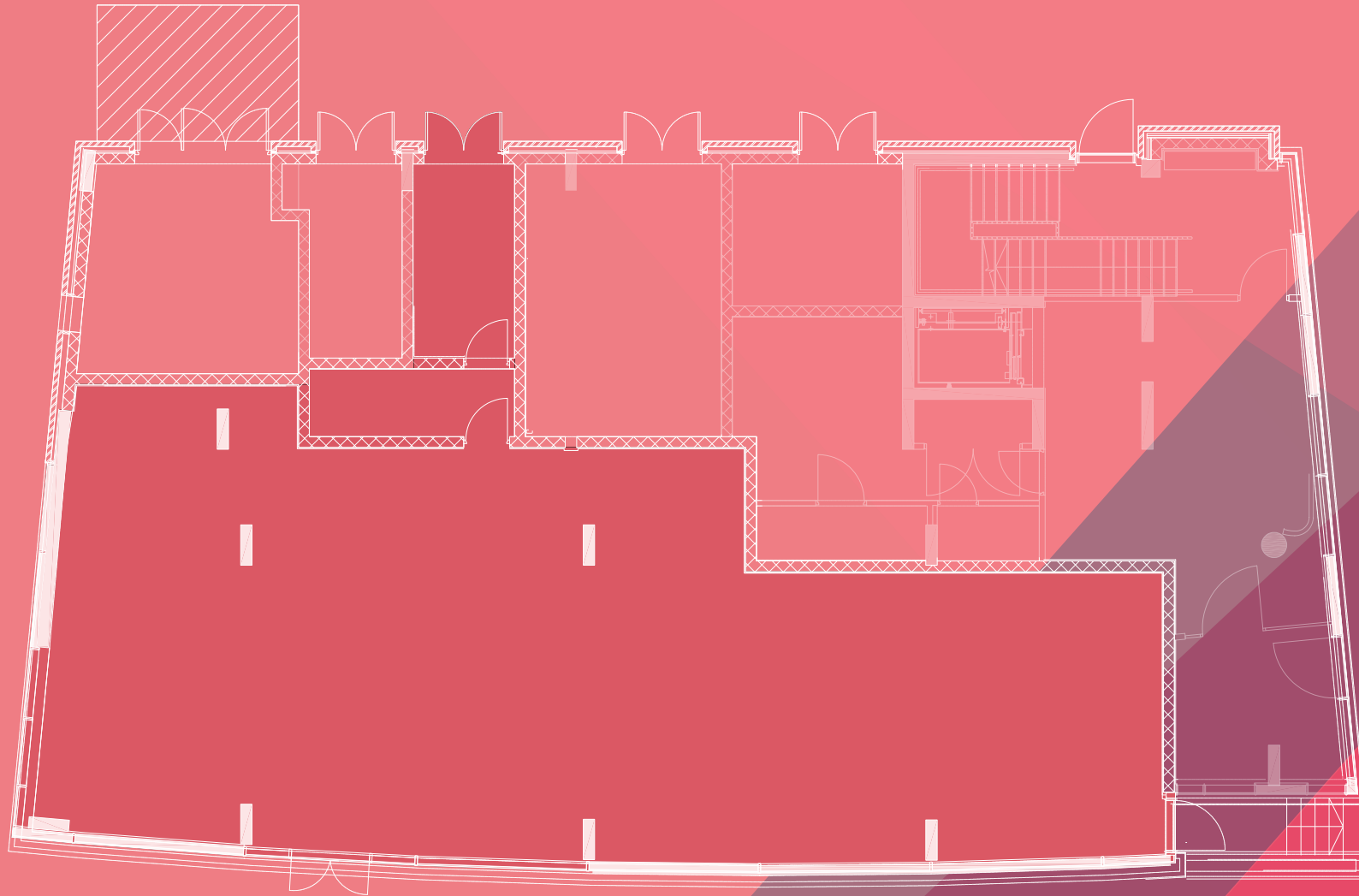
The floor-to-ceiling height is approximately 4.5m.

Use

The premises have planning permission for A1, A2, A3, B1 and D1 use therefore being suitable for retail, restaurant, medical, leisure and office occupiers.



Floor plan



Terms

Available on new lease for a period by arrangement.

Rent

£45,000 per annum exclusive payable quarterly in advance.

Business rates

A new assessment will be required.

Service charge

Upon request

EPC

Available upon request

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For further information or an appointment to inspect please contact the landlord sole agents:



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