

A prominent commercial opportunity in the heart of the North Acton regeneration area

Suitable for retail, restaurant, medical, leisure and office occupiers

Approx. 1800 ft.² (167.22 sq m) GIA

To let

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 six minutes' walk is Acton Central mainline where the new Elizabeth line is open and when fully running will provide services to Bond Street in 10 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 stories and 374 flats and the impressive One West Point which rises to 54 stories and provides 701 apartments.

Within the locality are the following occupiers:

Tesco Express
Sainsburys local
Costa Coffee
Papa Johns
Sub way

I gym
Pure Jujitsu
9 Rounds boxing
Dominos
Fulai Oriental supermarket

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

Accommodation

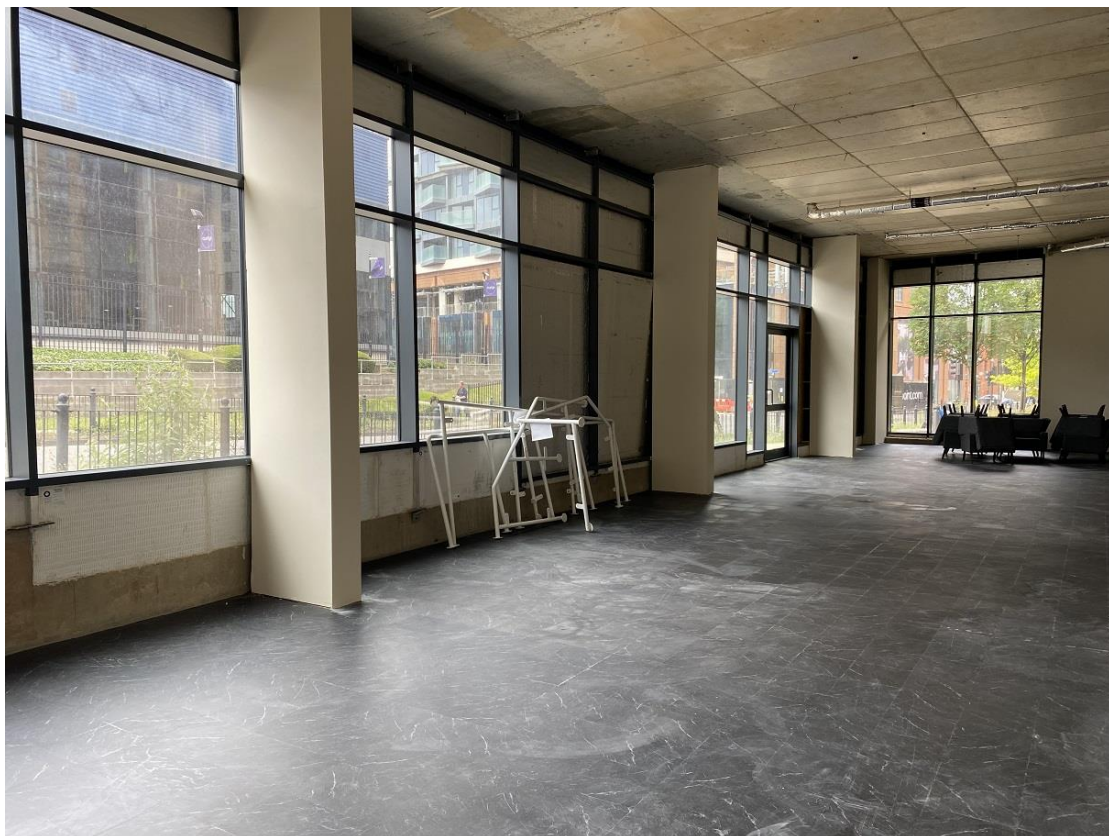
The commercial unit occupies much of the ground floor of a 7-story block with student housing above. The unit is prominently situated overlooking Portal Way opposite the Currys/Carphone warehouse campus and One West Point scheme.

Approx., 1800 ft.² (167.22 sq m) GIA with a further store of 145 ft.² allocated to the unit.

The premises have a frontage of 22 m 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 4.5 m



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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

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

There is an estate service charge of approximately £2 per square foot.

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EPC in production.

VAT will be charged in addition.

For further information or an appointment to inspect please contact the landlord sole agents **Eddisons 020 3205 0200**

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tim.wilkinson@eddisons.com

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