



1 PORTAL WAY

EALING LONDON W3 6RS

FROM 50,000 TO 153,819 sq ft
OFFICE, PARKING & OTHER
POTENTIAL USES





- **Roof Terrace**
- **71 Surface Spaces are available**
- **164 Covered Spaces are available**
- **Fenced Lot**



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



LOCAL

1. Stones Fish & Chips
2. Harry's Cafe
3. Huqqa Lounge
4. Asda Superstore
5. Costa Coffee
6. Sainsbury's Local & Tesco Express



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
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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

SPECIFICATION

- Air Conditioning
- Atrium
- Common Parts
- WC Facilities
- Fenced Lot
- Fitness Center
- Kitchen
- Natural Light
- 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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