

ACTON

LONDON W3 7SB

16 THE VALE



1,022 – 10,386 sq ft

TO LET

RETAIL / OFFICE / LEISURE

PRE-LET OPORTUNITY IN AN ART DECO STYLE FORMER WAREHOUSE
Commercial units available – Use Class E (B1 / A1 / A2 / A3 & D2 Gym)



CGI illustrations

DESCRIPTION

An imposing, originally four storey, art deco style stone and brick clad warehouse with steel crissall windows, built by Brown Brothers Engineering in 1928 manufacturers of aircraft parts. The existing building is constructed over lower ground, ground and 2 upper floors now with planning for the conversion of the upper floors to flats plus two additional floors.

The ground and lower ground floors will be self-contained to provide new showroom, retail or commercial space which is expected to be available for occupation Q4 2022. The units benefit from excellent ceiling heights on both levels and natural light to the lower ground floor. The space can be combined or divided to suit occupier requirements.

FEATURES

- ▶ Full height glazed front extensions
- ▶ 3 Phase power | Gas | Water – capped
- ▶ Offered as shell & core
- ▶ Stair and lift access
- ▶ Rear access / loading
- ▶ Class E (B1/ A1/ A2/ A3 & D2 (gym only) Uses

RETAIL / COMMERCIAL UNITS

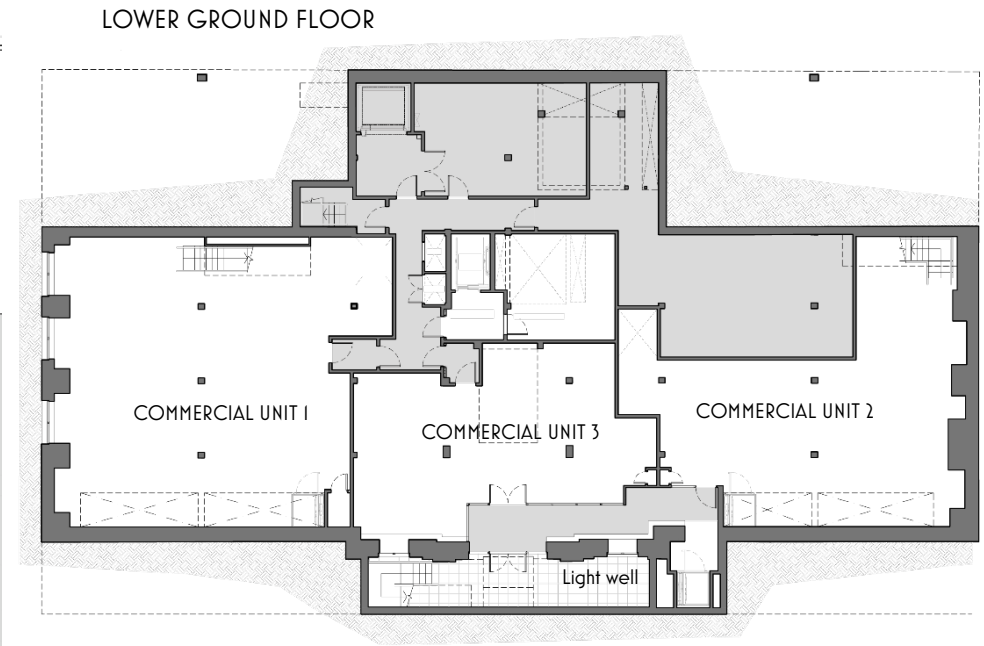
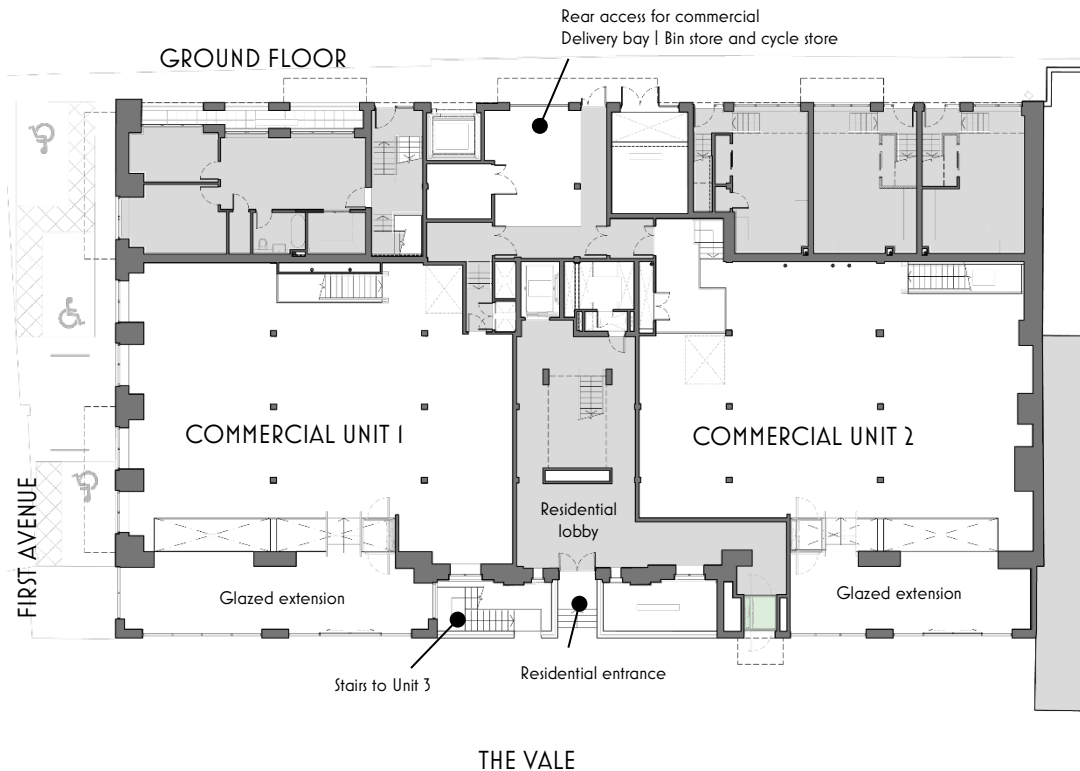
Total space available is 10,386 sq. ft. (GIA) which can be divided to suit individual requirements.

Please note: the lower ground can be split as desired or let separately from the ground floor.

UNIT 1 (16A The Vale)		UNIT 2 (16C The Vale)		UNIT 3 (16B The Vale)		TOTAL / FLR
FLOOR	SIZE SQ FT (M)	FLOOR	SIZE SQ FT (M)	FLOOR	SIZE SQ FT (M)	
Lower Ground	1,970 (183)	Lower Ground	1,410 (131)	Lower Ground	1,022 (95)	4,402 (409)
Ground	3,056 (284)	Ground	2,928 (272)			5,984 (556)
TOTAL	5,026 (467)		4,338 (403)			

Gross internal areas

Unit 3 may be combined with either of the other units.



LOCATION

The property is situated on The Vale, W3 close to its junction with Askew Road (B408) and Uxbridge Road (A4020), on the border of the major centres of Shepherds Bush, Hammersmith and Chiswick. The A40 lies just to the north via Old Oak Road and access to Shepherds Bush and the A40 (M) Westway (provides motorway access to the West End and towards the West) is accessible via Uxbridge Road. Westfield London Shopping Centre is approximately 1 mile to the east.

Acton Central (Overground) Station, trains to Richmond and North London, is 17 minute walk. Shepherds Bush Market (Circle, Hammersmith & City Line) Tfl Station is 18 minute walk. The Vale forms part of numerous bus routes.

AVAILABILITY Q4 2022 anticipated completion.

TERMS The units are to be offered on new lease/s on terms to be mutually agreed.

RENT From £22.50/ sq. ft. excl. VAT will be applicable.

Service Charge To be confirmed.

RATES Waiting to be assessed

EPC To be assessed

PLANNING The ground and lower ground floors have Class E - B1/ A1/ A2/ A3 / D2 (Gym only) Uses

LOCAL

1. Tesco Metro
2. Post Office
3. Wendell Park Primary - School
4. The Ginger Pig Butchers
5. Princess Victoria – Gastro Pub
6. Buttercups Nursery
7. Leith's Cookery School
8. David Lloyd Acton Park

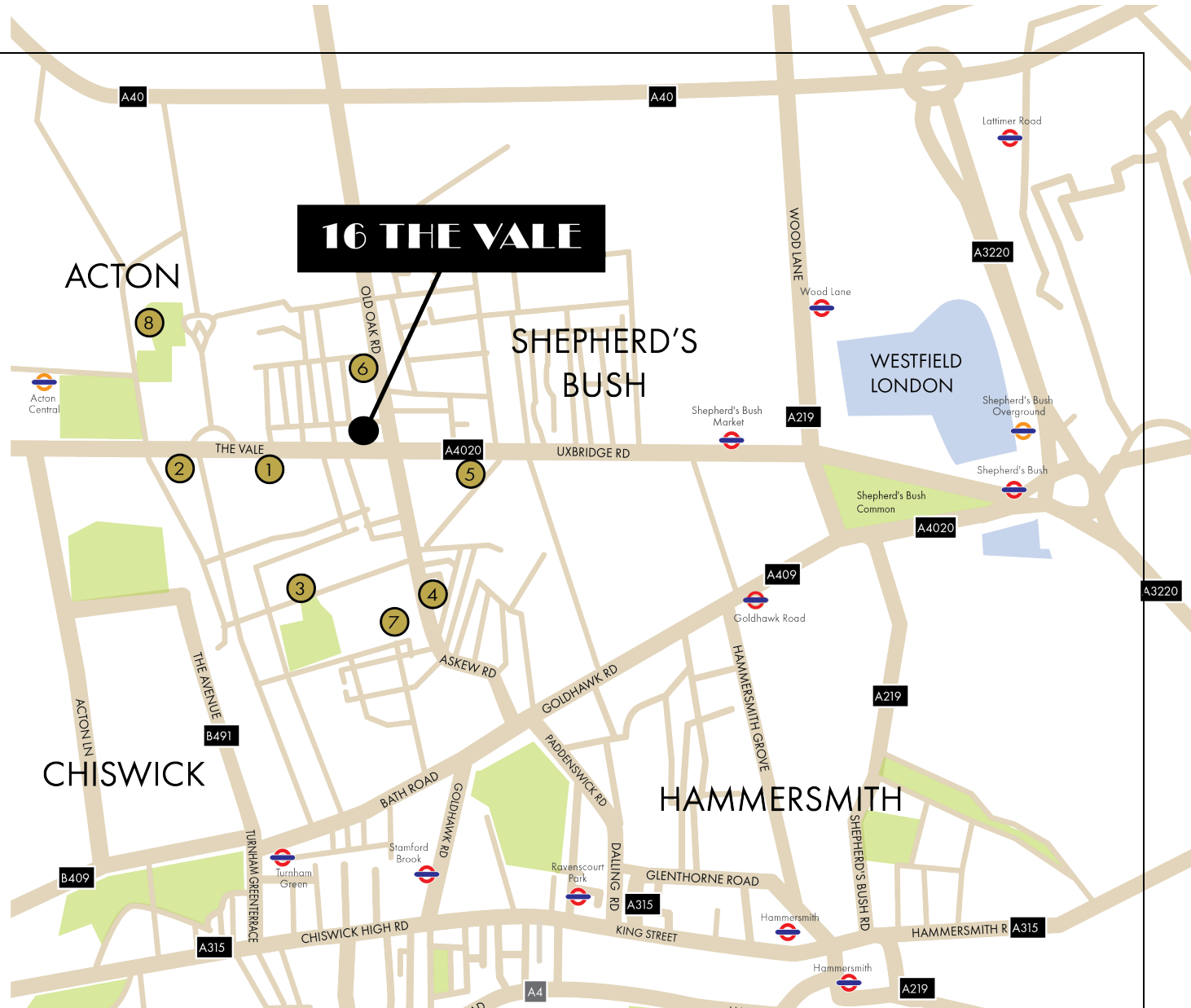
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