



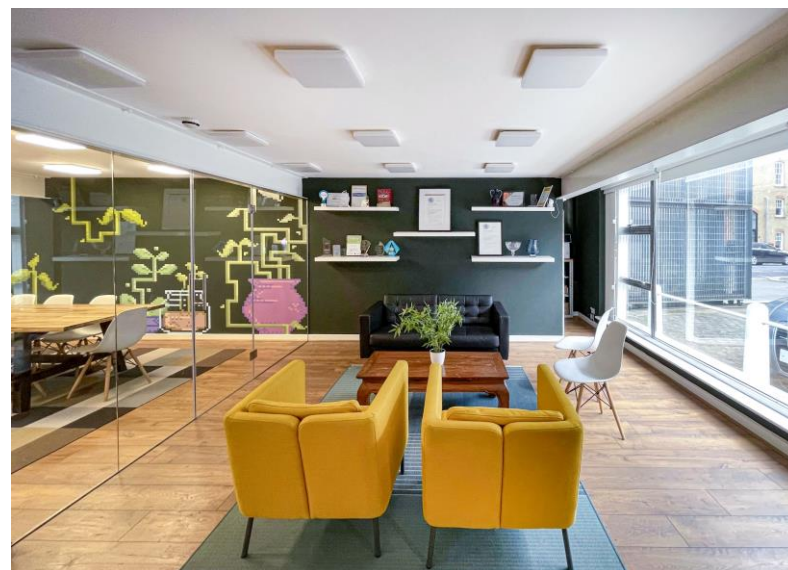
UNIT 3, SUN STUDIOS

30 Warple Way, Acton, W3 0RX

FOR SALE

Self-contained property with parking available to purchase on a long leasehold.

PICTURE GALLERY





LOCATION

The property is located in Acton, within a 2-minute walk from Acton Park. Local facilities including cafes, restaurants and a Tesco Superstore are in the near vicinity. Acton Central (Overground Line) is approx. an 8-minute walk and there are various bus routes on the Vale that provide access to Shepard's Bush and Westfield.

Stations

ACTON CENTRAL - Underground
(District & Piccadilly Line)
0.5 miles, 8-minute walk.

Turnham Green Underground
(District & Piccadilly Line)
0.5 miles, 14-minute walk.

Transport links

Hammersmith	20 mins
Earls Court.....	25 mins
Richmond.....	25 mins
Victoria	33 mins
Paddington.....	30 mins
Waterloo.....	39 mins
Kings Cross St Pancras.....	35 mins
Heathrow Terminals 1-3.....	47 mins

Source: citymapper.com





DESCRIPTION

This self-contained property is available to purchase on a long leasehold. The Landlord will consider a leasehold. The ground floor is laid out as a reception/waiting area together with a large meeting room, storage area, fitted kitchen and toilet. The first floor provides a characterful open plan office space with very high ceilings (up to 5.3m). The property benefits from excellent natural light, wooden floors, modern appliances, and a single parking space. (Furniture may also be available by separate arrangement)

AMENITIES

- Long leasehold sale
- Self-contained
- Parking space
- Excellent natural light
- Open plan office
- Fitted Kitchen

ACCOMODATION

1,489 sq ft (138 sq m) net internal area

GUIDE PRICE

£525,000 The property is elected for VAT.

RATES

£7,609.75 per annum approx. Ratable value £15,250 (2023/24) to be confirmed with local authority.

EPC

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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.
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CONTACT

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