

The Vale Studios

231 The Vale, Acton, London, W3 7QS

Character Loft-Style Studio/Workspace/Storage To Let

**First floor workspace
currently available**

4,506 sq ft
(418.62 sq m)

- Studio/Industrial/Office Space
- Exceptional natural daylight
- Newly refurbished with kitchenette and WCs
- Goods lift (note no passenger lift)
- Suitable for a range of uses
- Flexible Terms (£21.50 psf excl.)

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Summary

Available Size	4,506 sq ft
Rent	£21.50 per sq ft
Rates Payable	£3.97 per sq ft Estimated. Applicants should rely upon their own enquiries with London Borough of Ealing.
Rateable Value	£35,839
Service Charge	£2.50 per sq ft Estimated
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

The property is located on the south side of The Vale (A4020), in a popular commercial and industrial area close to Acton Park Trading Estate, and nearby Warple Way. Acton town centre, with its wide range of facilities is close by.

The property is served by 7 different bus routes, and Acton Central (Overground Line) 200m to the north. Acton Main Line Station (Elizabeth Line) is 1 mile to the north. The North Circular (A406) is 1.3 miles to the west. The A40 is 1 mile to the north, and to the south, the M4 provides access to the west.

Description

The space forms part of this attractive early 19th-century multi-storey warehouse-style property. The premises benefits from excellent natural light and provides flexible open plan space, which would suit a range of businesses, including photography, fashion, textiles, creative maker-space, design, media, technology, as well as more traditional office and storage occupiers and other uses.

The premises benefit from excellent natural light, being surrounded on three sides by almost full height crittall-style windows. The floors are accessed via a wide communal staircase from street level, and are additionally served by a goods-lift.

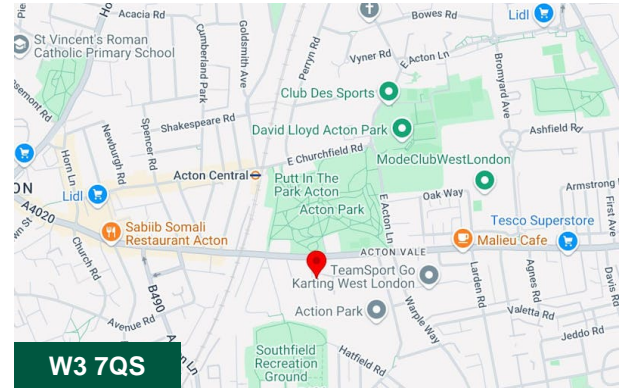
Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Rent	Rates Payable	Rates Payable (sq ft)	Availability
1st - Warehouse/Light Industrial	4,506	418.62	£21.50 /sq ft	£3.97 /sq ft	£3.97	Available
Total	4,506	418.62			£3.97	

Terms

Flexible Terms outside the Landlord & Tenant Act 1954.



Viewing & Further Information



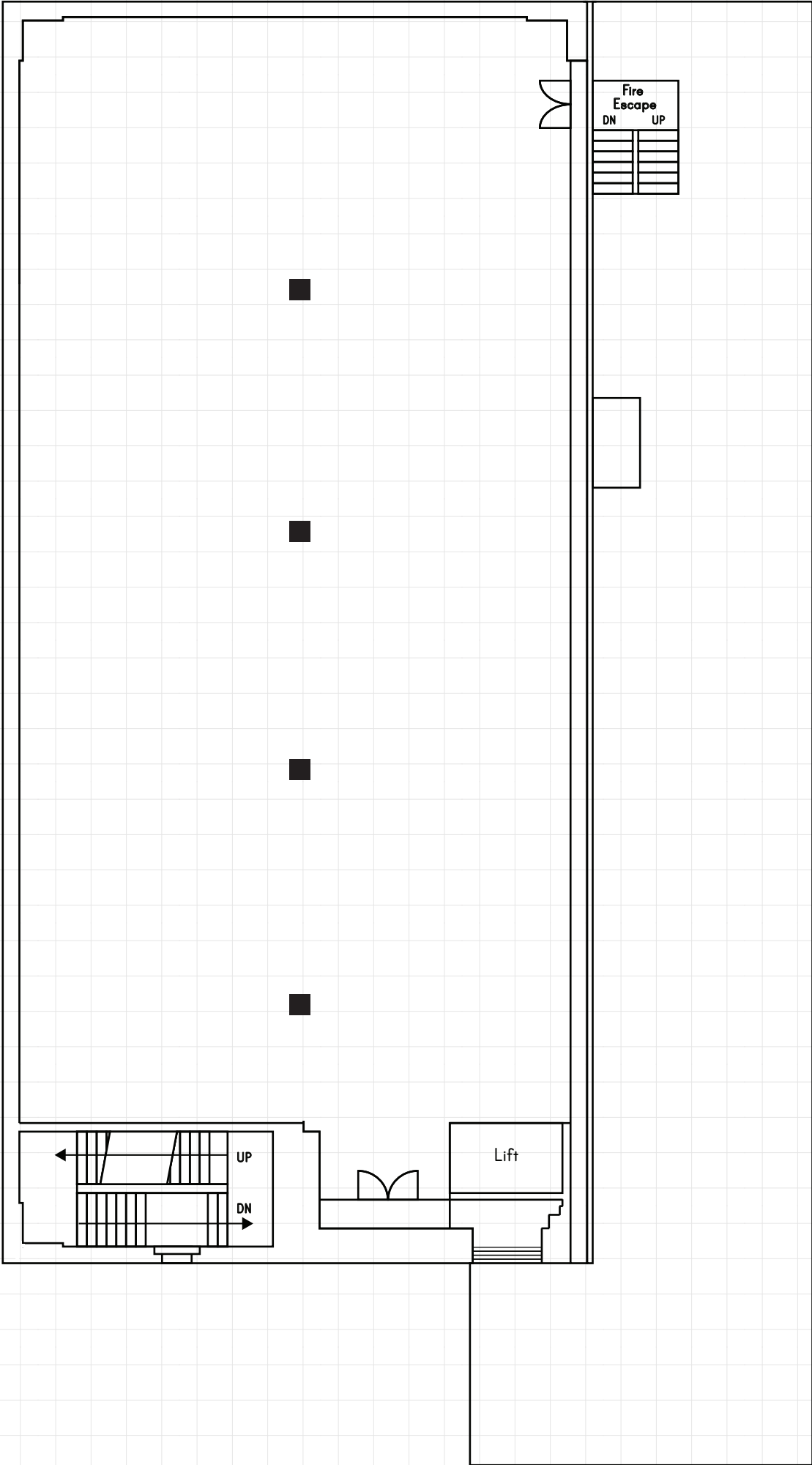
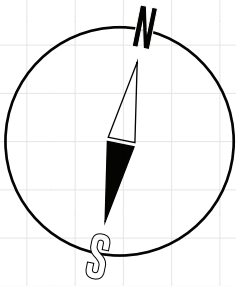
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231 The Vale First Floor