



## The Vale Studios

231 The Vale, Acton, London, W3 7QS

### Character Loft-Style Flexible Studios/Workspace/Storage To Let

### Ground Floor Storage & 3rd Floor workspace currently available

**1,575 to 5,525 sq ft**  
(146.32 to 513.29 sq m)

- Studio/Industrial/Office Space
- Exceptional natural daylight and views over London (upper floors)
- Newly refurbished with kitchenette and WCs
- Goods lift (note no passenger lift)
- Suitable for a range of uses
- Flexible Terms (£19.50psf excl.)
- Ground floor storage unit (no facilities)

# The Vale Studios, 231 The Vale, Acton, London, W3 7QS

## Summary

<b>Available Size</b>	1,575 to 5,525 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£2.30 per sq ft Estimated. Applicants should rely upon their own enquiries with London Borough of Ealing.
<b>Service Charge</b>	£2.50 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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.

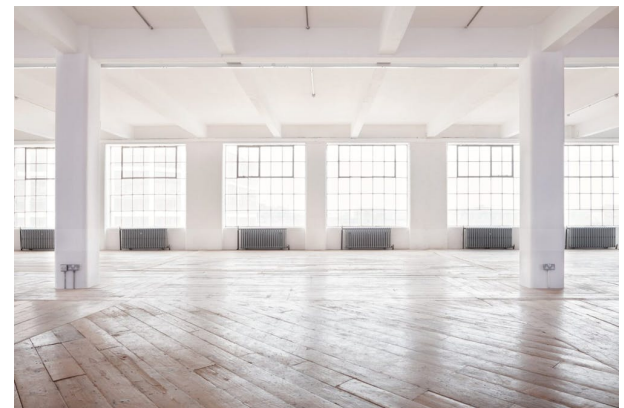
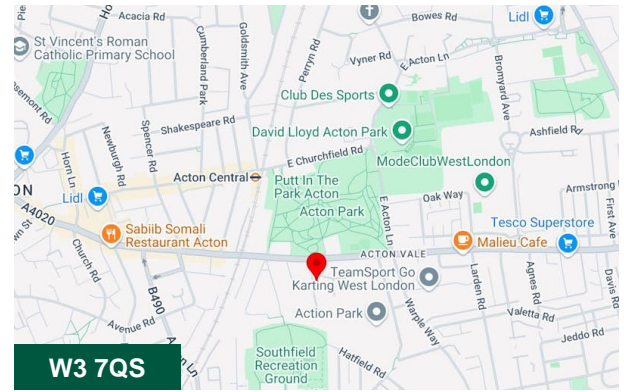
## Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Availability
Ground - Rear	1,575	146.32	£25 /sq ft	On Application	Available
1st - Warehouse/Light Industrial	4,506	418.62	£19.50 /sq ft	On Application	Withdrawn
2nd	4,478	416.02	£19.50 /sq ft	£4.01	Withdrawn
3rd - Industrial	3,950	366.97	£19.50 /sq ft	£2.32	Available
<b>Total</b>	<b>14,509</b>	<b>1,347.93</b>		<b>£3.17</b>	

## Terms

Flexible Terms outside the Landlord & Tenant Act 1954.



## Viewing & Further Information



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