

# TO LET

UNITS RANGE FROM 339 - 1,066 SQ FT (32 - 99 SQ M)

CONTEMPORARY WAREHOUSES / OFFICES / WORKSHOPS

NEWLY  
REFURBISHED

# WOWACTON

WENDOVER COURT, WESTERN AVENUE

LONDON, W3 0TG



- Modern Design
- Versatile Space

- Prominently Located
- Direct Access to A40 Western Avenue

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## LOCATION

The WOW centre is located on the North Side of the A40 Western Avenue approximately mid-way between Hanger Lane and Gipsy Corner. As a result local road communications with Central London and the UK road network are excellent, the North Circular being less than 1/2 mile to the West and the M25 Junction 16 about 11 miles. Central London is six miles East.

## DESCRIPTION

The WOW centre comprises a selection of modern warehouse, office and workshop suites ideal of independent or start-up companies who wish to work in comfortable modern surroundings while projecting a professional image. Each unit is presented in shell condition with ready to customise to the users requirements. Loading is available via a shared loading bay and off-street public parking is available along the A40 Western Ave on a first come first serve basis.

## AMENITIES

- Modern specification
- Contemporary setting
- Communal loading area
- Ground and first floor configurations
- External break-out area
- WCs and kitchenette
- Public off-street parking
- Walking distance from Park Royal Underground Station (Piccadilly Line)

## TENURE

Leasehold

## ACCOMMODATION

Area	Sq Ft	Sq M
WOW Acton Units	339.06 - 1,065.63	31.5 - 99
<b>TOTAL</b>	<b>339.06 - 1,065.63</b>	<b>31.5 - 99</b>
<i>Units can be combined for up to</i>	<i>1,000+</i>	<i>92.90</i>

All measurements are based on a approximate gross internal area

## RENT

Rent starts from £32 per sq ft

(All prices will be subject to VAT)

## LEGAL COSTS

Any incoming tenant will be liable to pay a one off licence preparation fee of £250 plus VAT directly to the landlord.

## BUSINESS RATES

Interested parties are advised to contact the London Borough of Ealing to obtain the accurate cost.

## EPC

Available upon request.

## VIEWING

By appointments with sole agents.

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