

RAPLEYS

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0370 777 6292

TO LET Office/Business/Light Industrial Units

Morris House, Swainson Road,
London W3 7UP

CONTACT **Mike Bumford | Rapleys**
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Jojo Finn | MJ Finn Commercial
020 8995 5678 | jojo@mjfinncommercial.co.uk

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020-8995 5678
www.mjfinncommercial.co.uk



Units from 1,030 sq ft to 5,885 sq ft

Suitable for a variety of uses within
Use Class B1

Alternative uses considered subject
to planning

Good public transport links

Car parking spaces available by
separate negotiation

On-street car parking available

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Location

The property is located on Swainson Road which is situated just off Uxbridge Road (A4020) - the main road from Shepherd's Bush through Acton and to the North Circular Road. The A40 Westway is located approximately 0.5 mile to the north and provides access to central London to the east and the M40 and M25 motorways to the west. The M4 is approximately 1.7 miles to the south west and provides a connection to Heathrow Airport.

There are good public transport links and many regular bus services in the immediate area:

- Shepherd's Bush Market station (Circle and Hammersmith & City lines) - 10 mins
- Acton Central station (London Overground) - 12 mins
- Turnham Green station (District line) - 13 mins
- Shepherd's Bush station (Central, London Overground and Southern) - 15 mins

The immediate surrounding area is residential with some commercial uses on the adjacent side of Swainson Road. There is good local amenity with a **Tesco Metro** fronting Uxbridge Road which is part of the same development along with a range of cafes, restaurants, pubs and shops.

Description

The units form the ground floor of a wider residential development by Shepherd's Bush Housing Association. The units are accessed from the front at street level or from the rear via the car park.

The units are arranged over ground and mezzanine floor levels and all have three phase power. In terms of specification the units comprise a full height glazed frontage, a mix of strip and spot lighting, a kitchenette and at least one WC. Some units have the benefit of a roller shutter to the front. Allocated car parking might be available by separate negotiation. Unrestricted on-street car parking is available on both Swainson and Cowley Road.



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Unit	Sq m	Sq ft	Rent (PA)	Service Charge	Insurance	Rateable Value	Rating
Unit 1	121.24	1,305	£28,500	£671.77	£258.30	£17,250	TBC
Unit 2	114.73	1,235	£29,000	£658.69	£258.30	£15,250	C 68
Unit 3	95.69	1,030	£22,250	£577.70	£258.30	£25,750	D 82
Unit 4	96.62	1,040	£24,250	£566.12	£258.30	£25,750	D 81
Unit 5	118.45	1,275	£27,500	£663.56	£258.30	£15,000	D 82

Terms

Available by way of a new full repairing and insuring lease. Rents are exclusive and subject to VAT.

Accommodation

The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rating

The UBR for 2019/20 is 49.1p in the £. Small business rates relief is available—interested parties are advised to make their own enquiries to the local authority.

Planning

Suitable for a variety of uses within Use Class B1. Alternative uses will be considered within other use classes subject to a planning change of use.

Hours of use 07:00 to 20:00 hours Monday to Saturday, not at any time on Sundays or Bank/Public Holidays – operating hours may be amended subject to Ealing Council’s consent.

Legal Costs

The tenant is to contribute £1,500 plus VAT towards the Landlord’s legal costs for each transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the joint agents.

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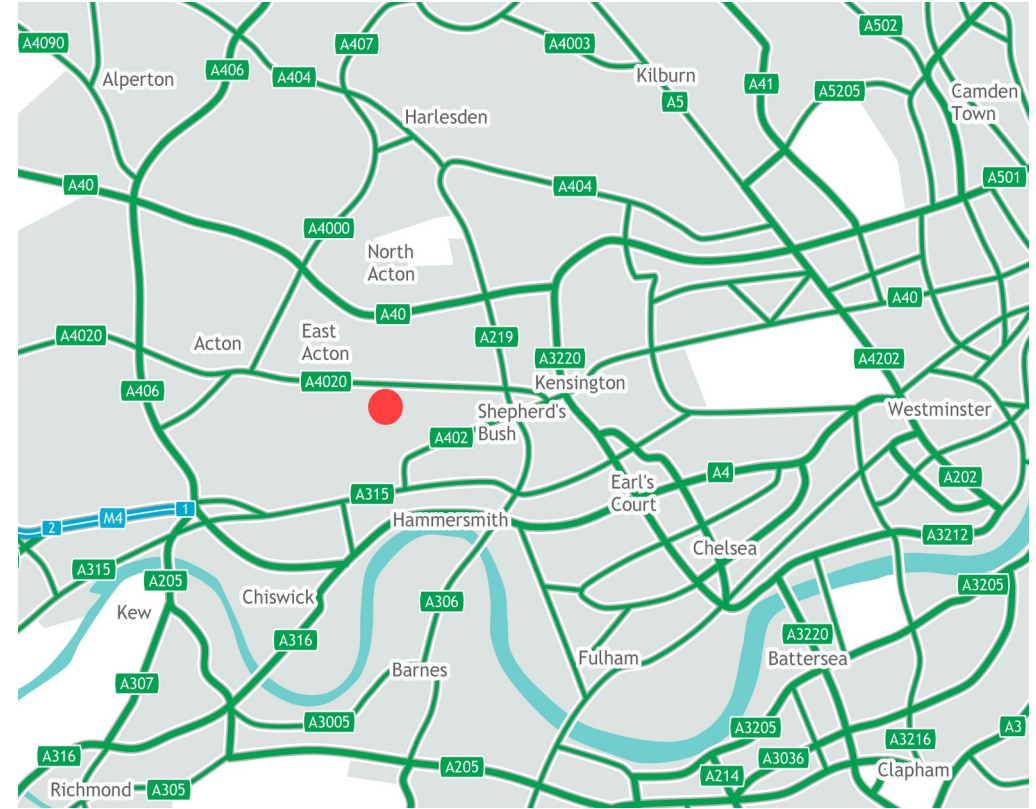
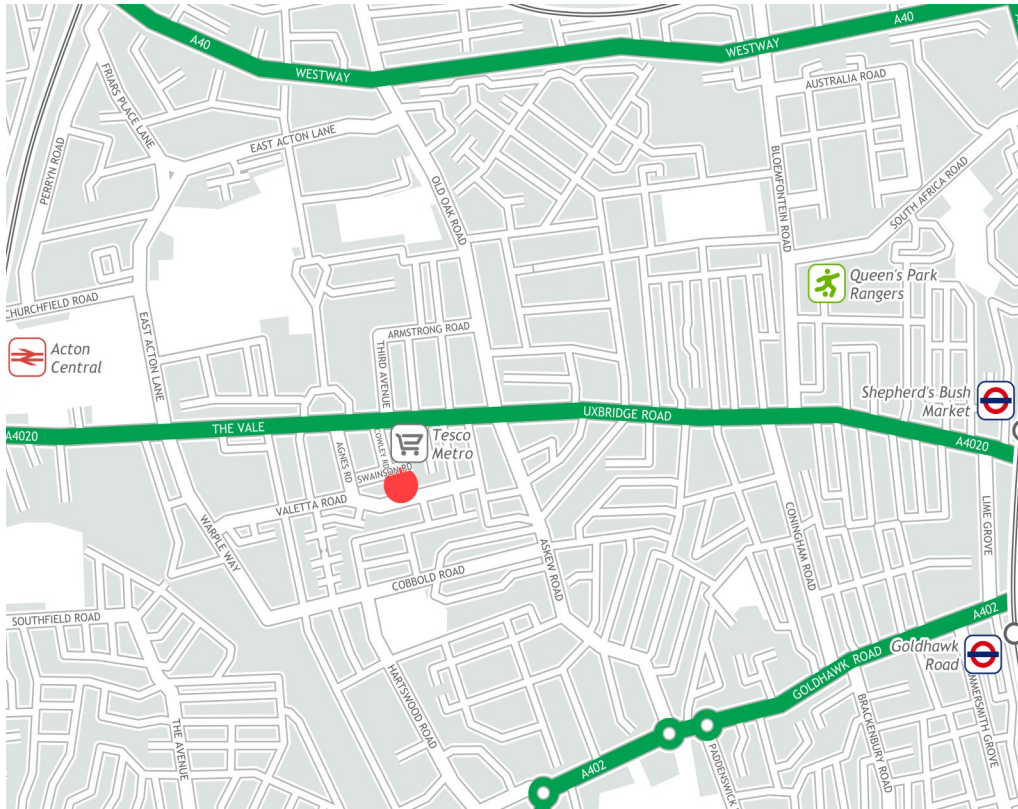
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