

TELEPHONE

020 8995 5678

Newly refurbished self contained office suites with on site car parking

2 OFFICES: 660 – 1,368 sq. ft.

WALPOLE COURT EALING, W5 5ED



To Let – Flexible Terms

LOCATION:

Walpole Court is a modern terraced office block consisting of nine self contained blocks, each arranged on three floors. The building is currently a popular office location for smaller occupiers in the TV/media industry due to its proximity to **Ealing Studios**. The offices are within walking distance (500m) of Ealing town centre and all its facilities. It is located close to A4 and M4, giving access to the national motorway network, central London and Heathrow Airport. Ealing Broadway station offers a mainline rail service into London Paddington and Heathrow. It is also the terminus of the Central and District Underground Lines.

ACCOMMODATION: Only 2 self contained office suites remaining:

Unit 1c (ground floor):	538 sq. ft. (49.98m ²)	LET
Unit 2c (ground floor):	1,003 sq. ft. (93.18m ²)	LET
Unit 2b (first floor):	1,086 sq. ft. (100.89m ²)	LET
Unit 3b (first floor):	679 sq. ft. (63.08m ²)	LET
Unit 5a (second floor):	708 sq. ft. (65.78m ²)	
Unit 5b (first floor):	660 sq. ft. (61.32m ²)	
Unit 6a (second floor):	616 sq. ft. (57.23m ²)	LET
Unit 6b (first floor):	581 sq. ft. (53.98m ²)	LET
Unit 6c (ground floor):	456 sq. ft. (42.36m ²)	LET
Unit 9a (second floor):	888 sq. ft. (82.50m ²)	LET

Car Parking: Ratio approximately 1:800 sq. ft.

(The above floor areas, etc. are for guidance only – floor plans are available)

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Telephone: 020 8995 5678

www.mjfinncommercial.co.uk

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

FEATURES: NEWLY REFURBISHED B1 OFFICE SUITES * CENTRAL LOCATION – GOOD TRANSPORT LINKS * COMFORT COOLING TO SOME UNITS * WC FACILITIES * PERIMETER POWER * MIXTURE OF CATEGORY II LIGHTING & SPOTLIGHTS * CAR PARKING RATIO APPROX. 1:800 SQ. FT. * CLOSE TO THE COMPREHENSIVE AMENITIES AVAILABLE IN EALING BROADWAY * TO LET – **FLEXIBLE TERMS** * Joint agents



TERMS

- LEASE:** New full repairing and insuring leases are available direct from the freeholder for a term to be agreed. There is an annual estate charge to cover maintenance of common parts.
- RENT:** £20 per square foot exclusive.
- SERVICE CHARGE:** £4.76 per square foot (from 1st April 2010), inclusive of gas and water to each building, plus repair, maintenance & management of external & internal common part & retained areas.
- RATES:** Please contact the London Borough of Ealing on 020 8825 7020.
- EPC:** Available upon request
- LEGAL COSTS:** Each party responsible for their own solicitor's costs in this transaction.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by appointment through the Lessor's joint agents:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web: www.mjfinncommercial.co.uk


VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

Email: info@vokins.co.uk

Web: www.vokins.co.uk

Subject to Contract