

ACTON GARDENS

LONDON W3

CENTRAL SQUARE

RETAIL & COMMERCIAL
OPPORTUNITIES

TO LET

RETAIL
USE CLASS E
558 - 1,750 SQ FT

OFFICE/GYM/RETAIL & FLEXIBLE USES
USE CLASSES E & F1(a)
2,305 - 4,967 SQ FT

Letting Agent

R&C
Property Consultants

A development by

L&Q



COUNTRYSIDE
Places People Love

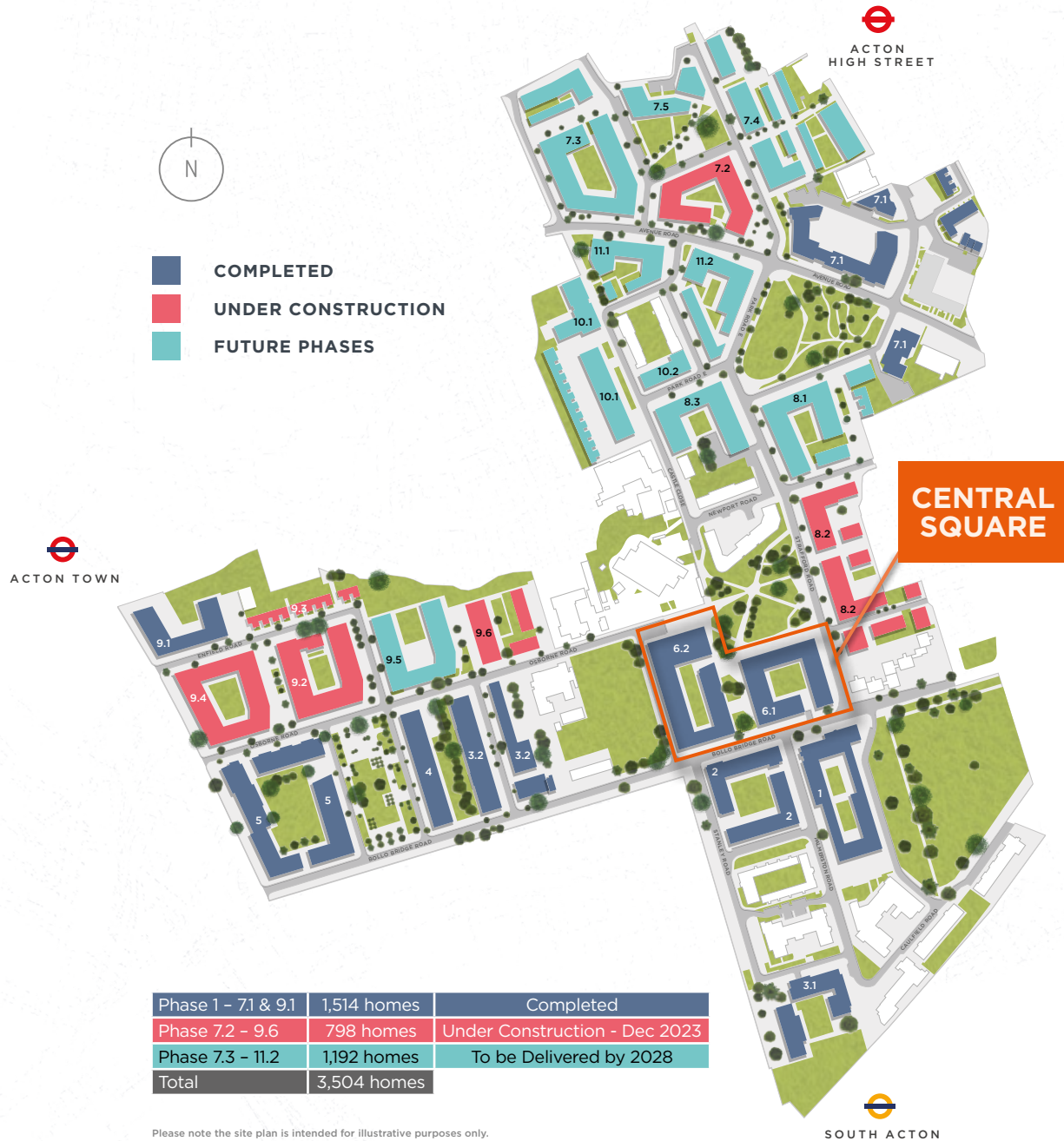
ACTON GARDENS

LONDON W3

Acton Gardens is a 52 acre, award winning mixed-use new community for London. The development started in 2012 and has successfully become an idyllic and desirable place to live. Construction will continue until c.2028 and in total create approximately 3,500 homes, housing a population of over 10,000. The project will deliver in excess of 60,000 sq ft of commercial space.

Acton has a thriving population of circa 70,000 and will continue to grow thanks to the urban transformation generated by Acton Gardens. To date 1,514 homes have been completed. The development is creating a vibrant and dynamic community which supports the area and encourages local businesses to thrive.

At the centre of Acton Gardens is a new central plaza and new focal community hub. Central Square is already home to Sainsburys Local, Smile Again Dentistry, Aziz Barbers and Cybertots Nursery and looks forward to welcoming new retail units, flexible space and a health centre (subject to NHS funding).



Please note the site plan is intended for illustrative purposes only.

CENTRAL SQUARE

TO LET &
AVAILABLE NOW

CAFÉ
1,226 SQ FT
(113.6 SQ M)

RETAIL

UNIT 1.1: 558 SQ FT
UNIT 1.2: 573 SQ FT
UNIT 1.3: 619 SQ FT

OPPORTUNITY TO
COMBINE UNITS UP TO:

1,750 SQ FT (162.6 SQ M)

OFFICE/GYM/RETAIL & FLEXIBLE USES

UNIT 2.1: 2,662 SQ FT
UNIT 2.2: 2,305 SQ FT

OPPORTUNITY TO COMBINE
UNITS TOTALLING:

4,967 SQ FT (461.4 SQ M)



CAFÉ OPPORTUNITY

AVAILABLE NOW

Gross Internal Area	
Sq m	Sq ft
113.9	1,226

PLANNING

Consent for the following uses:
Retail, Cafe or Restaurant - Use Class E

SPECIFICATION

The unit is completed to a shell finish with the benefit of a dual aspect frontage. Services are capped and glazed frontages installed. Bin store and plant area is provided.

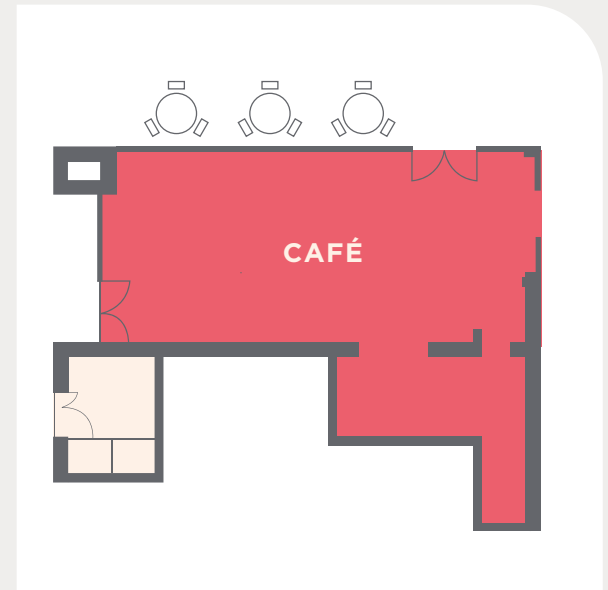
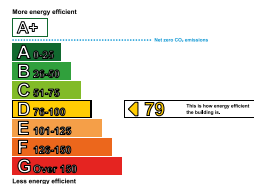
TERMS

Upon application.

SERVICE CHARGE

The service charge will be applicable for all commercial units.

ENERGY PERFORMANCE RATING



RETAIL UNITS

AVAILABLE NOW

Gross Internal Area		
Unit	Sq m	Sq ft
1.1	51.8	558
1.2	53.2	573
1.3	57.5	619

Units can be combined to create 1,750 sq ft

PLANNING

Consent for the following uses:

Retail - Use Class E

Other uses will require planning consent

Other uses considered upon application

SPECIFICATION

The unit is completed to a shell finish. Services will be capped and glazed frontages installed. Bin store and plant area is provided.

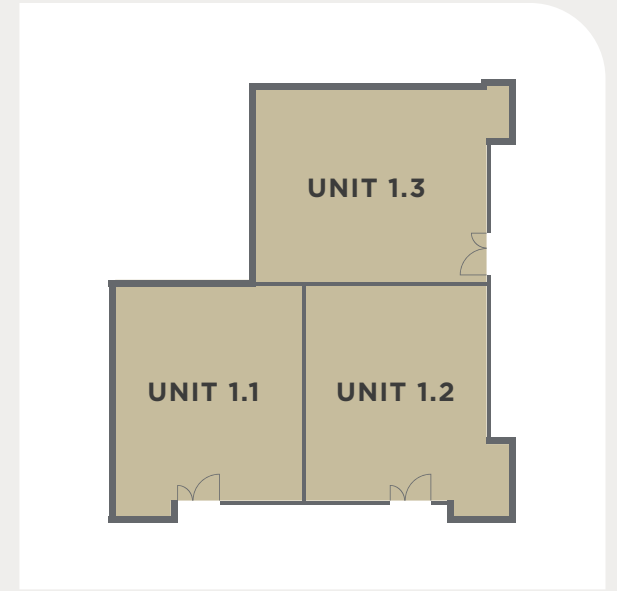
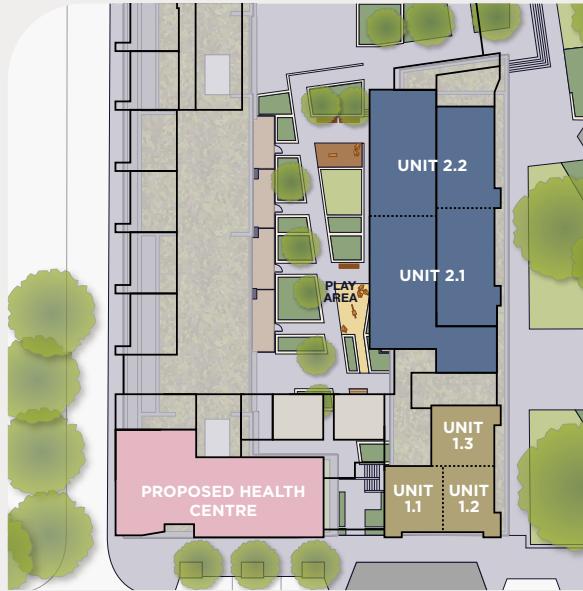
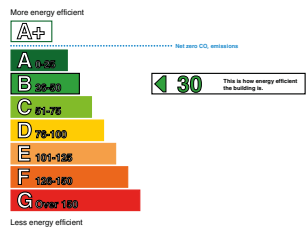
TERMS

Upon application.

SERVICE CHARGE

The service charge will be applicable for all commercial units.

PREDICTED ENERGY PERFORMANCE RATING



OFFICE/GYM RETAIL & FLEXIBLE USES

AVAILABLE NOW

Gross Internal Area		
Unit	Sq m	Sq ft
2.1	247.3	2,662
2.2	214.2	2,305

Units can be merged to create 4,967 sq ft (461.4 sq m)

PLANNING

Consent for the following uses:

Business & Leisure - Use Class E

Education - Use Class F1(a)

Other uses will require planning consent

SPECIFICATION

The unit is completed to a shell finish. Services will be capped and glazed frontages installed. Bin store and plant area is provided.

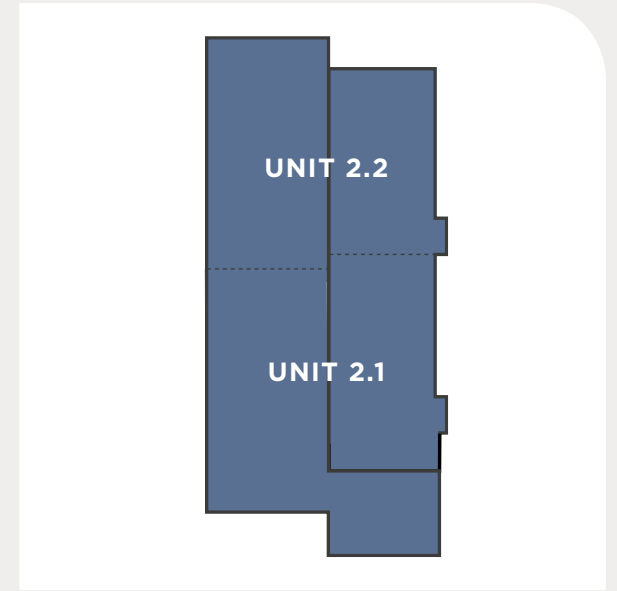
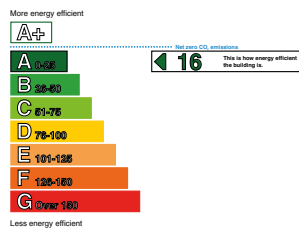
TERMS

Upon application.

SERVICE CHARGE

The service charge will be applicable for all commercial units.

PREDICTED ENERGY PERFORMANCE RATING



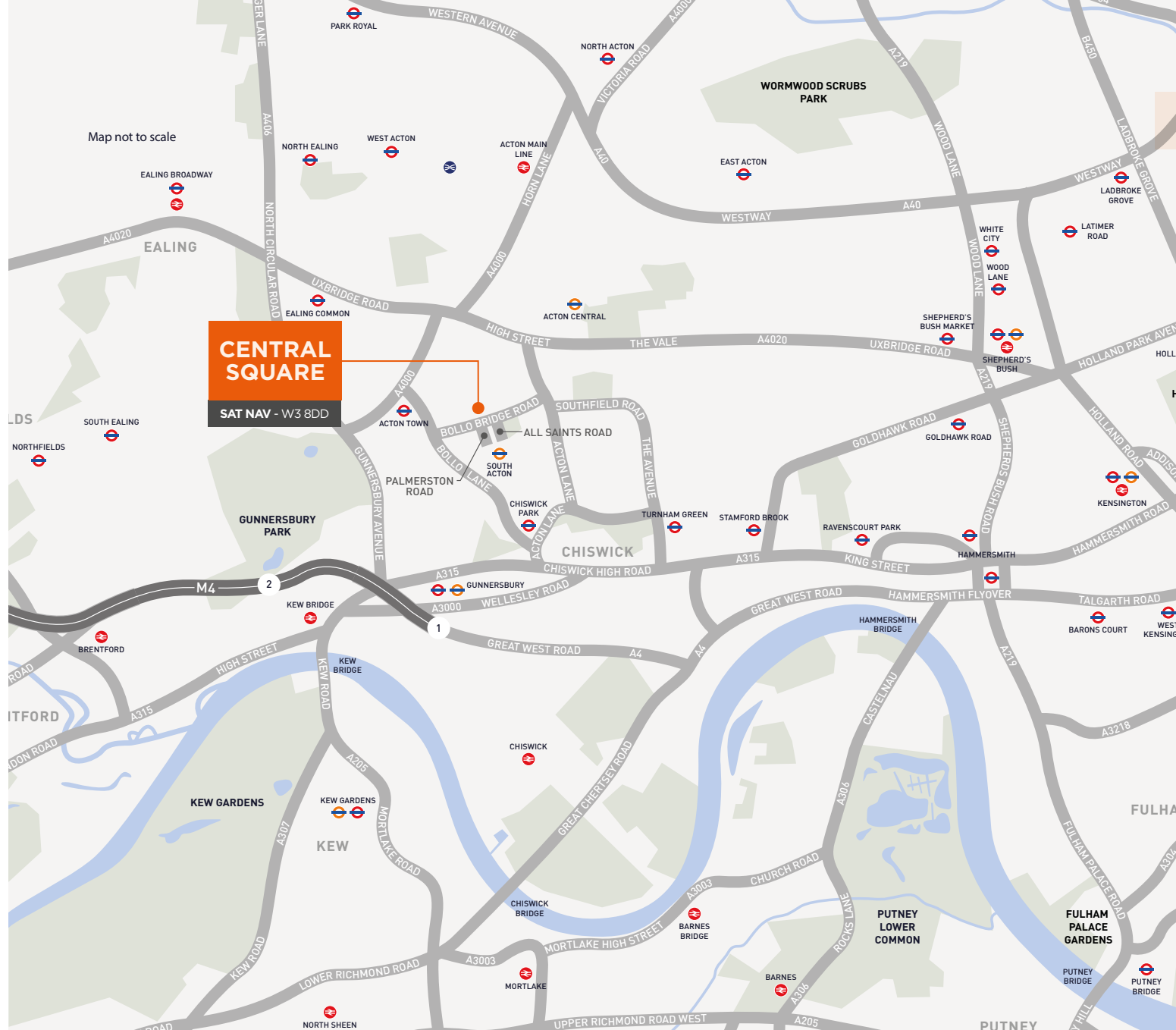


SUPERBLY LOCATED WITH DIRECT LINKS TO THE CITY



WALKING	CYCLING	CAR	BUS	TUBE	CROSSRAIL (2019)
SOUTH ACTON STATION 4 mins	CHISWICK HIGH ROAD 5 mins	M4 JUNCTION 2 10 mins	CHISWICK HIGH ROAD 7 mins	EARLS COURT 11 mins	PADDINGTON 5 mins
ACTON TOWN STATION 9 mins	RIVER THAMES 9 mins	A40 HANGER LANE 13 mins	EALING BROADWAY SHOPPING CENTRE 12 mins	SOUTH KENSINGTON 14 mins	BOND STREET 9 mins
ACTON HIGH STREET 12 mins	EALING TOWN CENTRE 11 mins	TWICKENHAM STADIUM 22 mins	HAMMERSMITH 12 mins	HEATHROW AIRPORT 24 mins	LIVERPOOL STREET 16 mins
CHISWICK PARK UNDERGROUND 14 mins	RICHMOND PARK 24 mins	KNIGHTSBRIDGE 22 mins	KEW GARDENS 31 mins	COVENT GARDEN 25 mins	HEATHROW AIRPORT 17 mins
GUNNERSBURY PARK 14 mins	HYDE PARK 34 mins	WEMBLEY STADIUM 23 mins	WESTFIELD SHEPHERDS BUSH 33 mins	KINGS CROSS ST PANCRAS 25 mins	CANARY WHARF 23 mins
ACTON MAINLINE STATION 26 mins	WIMBLEDON COMMON 39 mins	M1 JUNCTION 1 29 mins	FULHAM BROADWAY 35 mins	OXFORD CIRCUS 26 mins	STRATFORD 25 mins
Source: googlemaps	Source: googlemaps	Source: googlemaps	Source: googlemaps	Source: tfl.gov.uk from Acton Town station	Source: crossrail.co.uk and are prospective only

APPROX SAT NAV - W3 8DD









For more information please contact:

Letting Agent



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A development by



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