



## **The Vale Studios**

231 The Vale, Acton, London, W3 7QS

### **Character Loft-Style Studio/Workspace/Storage To Let**

**First floor & Second floor  
workspace currently  
available**

**4,506 to 8,984 sq ft**  
(418.62 to 834.64 sq m)

- Studio/Industrial/Office Space
- Exceptional natural daylight
- Newly refurbished with kitchenette and WCs
- Goods lift (note no passenger lift)
- Suitable for a range of uses
- Flexible Terms (£21.50 psf excl.)

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

## Summary

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Available Size | 4,506 to 8,984 sq ft                                                                      |
| Rent           | £21.50 per sq ft                                                                          |
| Business Rates | Estimated. Applicants should rely upon their own enquiries with London Borough of Ealing. |
| Service Charge | £2.50 per sq ft<br>Estimated                                                              |
| VAT            | Applicable                                                                                |
| Legal Fees     | Each party to bear their own costs                                                        |
| EPC Rating     | 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, subject to planning suitability.

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.

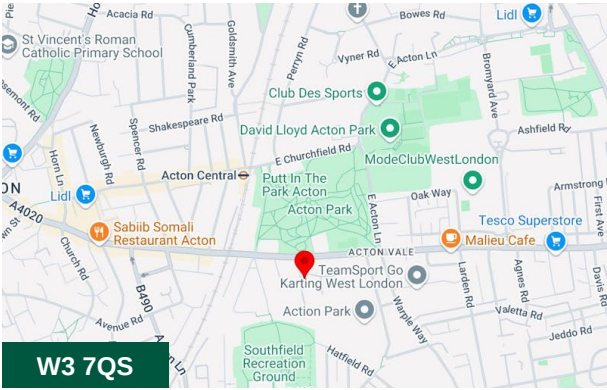
## Accommodation

The accommodation comprises the following:

| Name                             | sq ft | sq m   | Rent          | Rates Payable | Rates Payable (sq ft) | Availability |
|----------------------------------|-------|--------|---------------|---------------|-----------------------|--------------|
| 1st - Warehouse/Light Industrial | 4,506 | 418.62 | £21.50 /sq ft | £3.97 /sq ft  | £3.97                 | Available    |
| 2nd                              | 4,478 | 416.02 | £19.50 /sq ft | £4.01 /sq ft  | £4.01                 | Available    |
| Total                            | 8,984 | 834.64 |               |               | £3.99                 |              |

## Terms

Flexible Terms outside the Landlord & Tenant Act 1954.

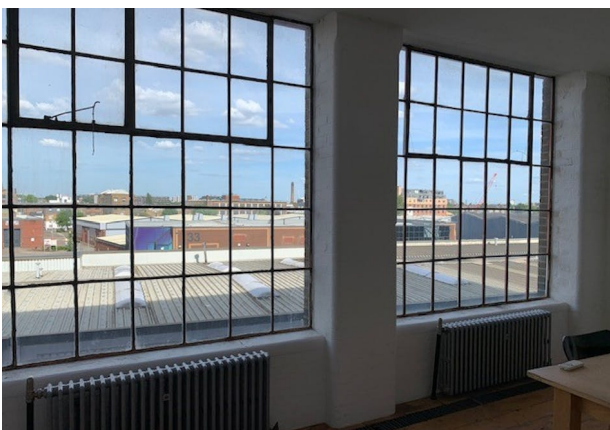


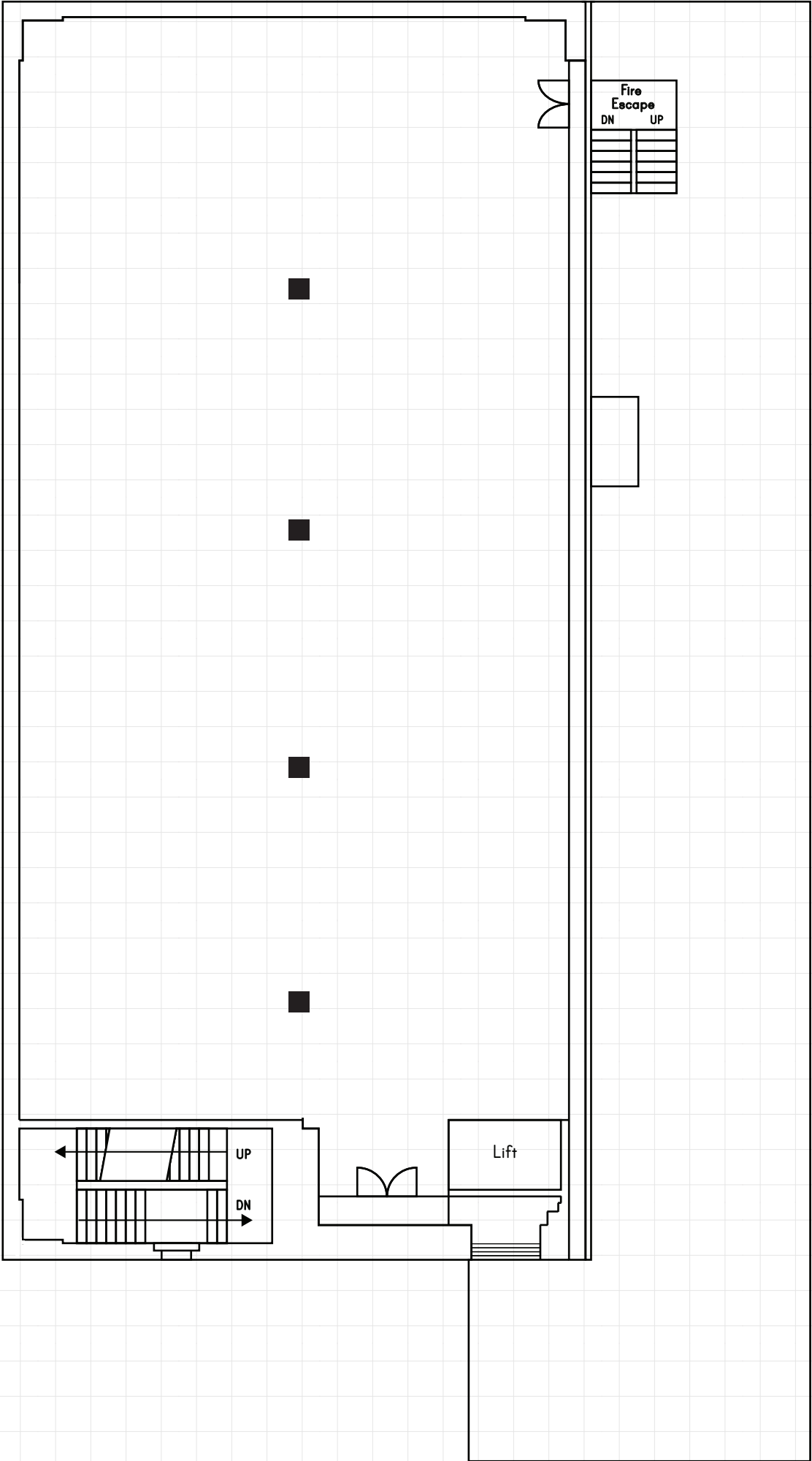
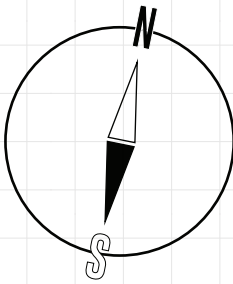
## Viewing & Further Information



**Jeremy Day FRICS**  
020 8747 8800 | 07966 810030  
jd@whitmanandco.com







231 The Vale First Floor

PROOF

This proof is intended solely for verification of its content.

If printed at the incorrect size on an office printer the plan will not be accurate to scale and therefore is not suitable for submission to the Land Registry.

Plan

Please advise Wrightmans Plans Ltd. of your approval of the plan or any amendments that may be required and compliant true scale hard copies will be despatched immediately.

|                                                                                                                                                                                                                                        |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Drawn for MSCT Reg 334                                                                                                                                                                                                                 | REV        |
| Additional copies of these Plans are available on request. We do not recommend submitting anything other than our original plans to the Land Registry as most reproductions will be rejected due to distortion and scaling inaccuracy. | SIZE<br>A4 |

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Land Registry Compliant Plans

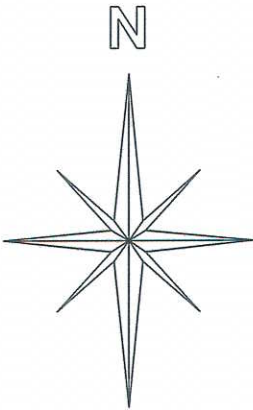
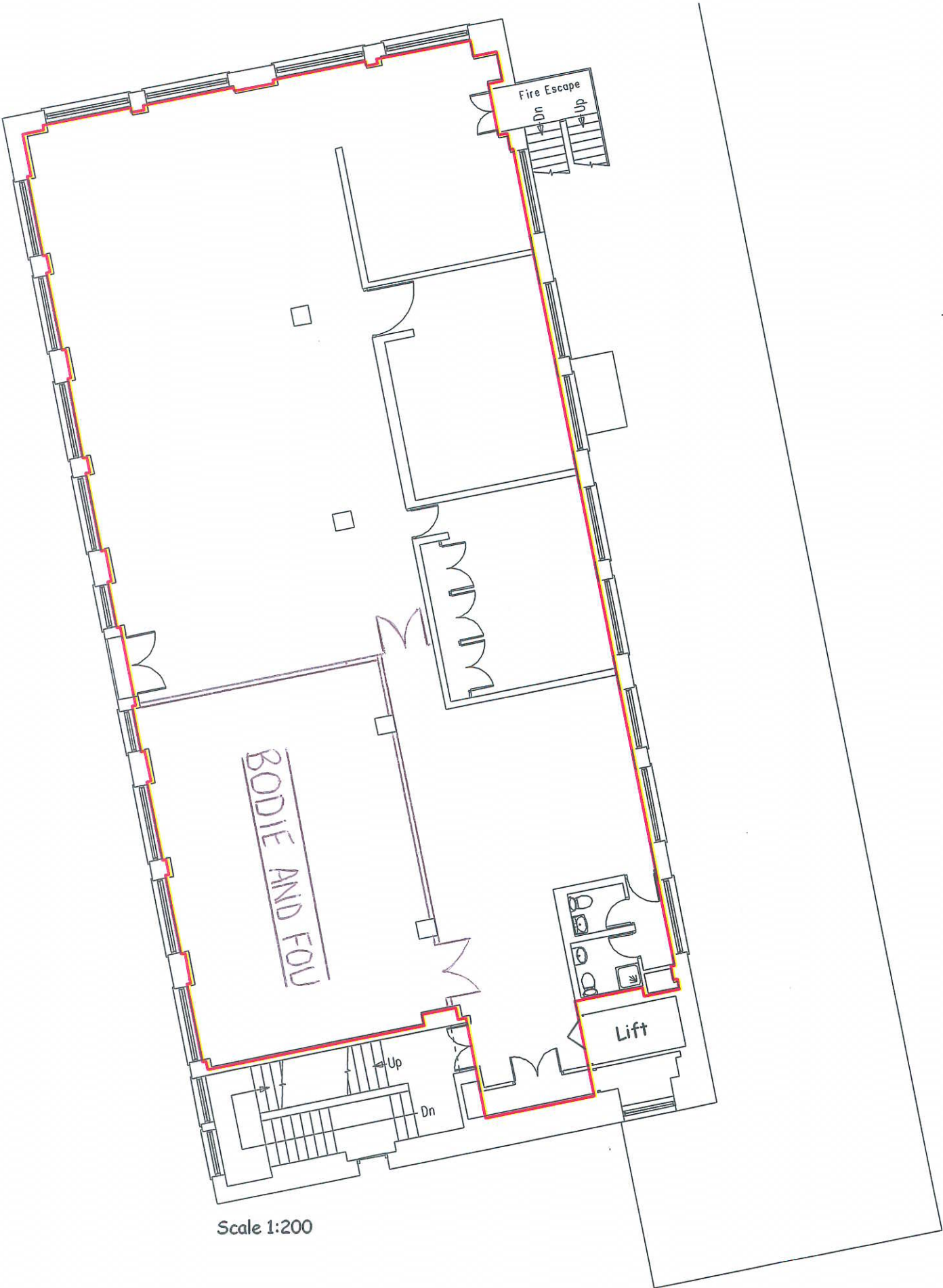
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NOTE

The area edged red on the Plan represents that to which the Lease refers for the Second Floor property known as 231 The Vale, Acton, London W3 7QS.

|                                                                                    |                    |                  |                  |
|------------------------------------------------------------------------------------|--------------------|------------------|------------------|
| DRAWING TITLE<br>Plan for premises at<br>231 The Vale<br>Acton<br>London<br>W3 7QS |                    |                  |                  |
| SCALE<br>1:200                                                                     | DATE<br>28/11/2012 | DRAWN BY<br>B.K. | APPROVED<br>E.G. |



Second Floor  
231 The Vale  
Acton  
London W3 7QS