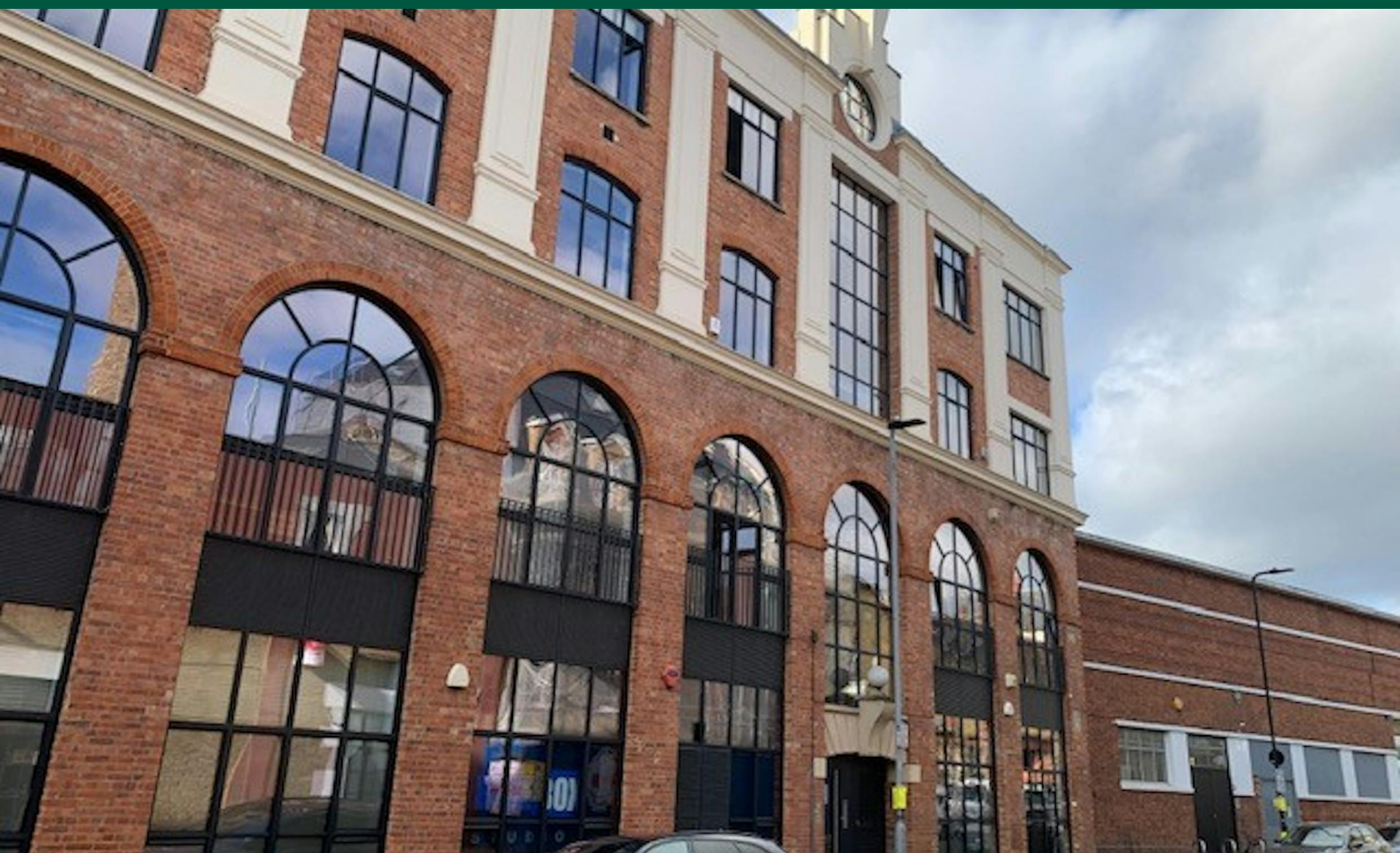




Unit 2F, Westpoint

31-33 Warple Way, Acton, London, W3 0RG

Loft style workspace for sale, or to let on new lease

1,280 sq ft
(118.92 sq m)

- Second floor
- Good natural light
- Entryphone system
- Passenger lift
- Kitchenette
- Male & Female WCs
- Available July 2026

Unit 2F, Westpoint, 31-33 Warple Way, Acton, London, W3 0RG

Summary

Available Size	1,280 sq ft
Rent	£22,400 per annum £17.50psf
Price	Offers in excess of £500,000 £390 psf
Rateable Value	£25,000 2026 RV. https://www.tax.service.gov.uk/business-rates-find/valuations/start/455964081
Service Charge	£4.30 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (114)

Description

Low cost Office/Workspace to let upon new lease. 1,280 sq ft office space on the second floor with excellent natural light.

The space forms a part of the second floor of this attractive multi-storey warehouse-style property. The premises benefits from excellent natural light and provides flexible open plan space. The office enjoys a kitchenette and its own male and female WC's.

The space would suit a range of businesses, including fashion, textiles, creative maker-space, design, media, technology, as well as more traditional office occupiers and other uses.

Location

The property is located on the west side of Warple Way, just to the south of The Vale (A4020), in a popular commercial and industrial area close to Acton Park Trading Estate.

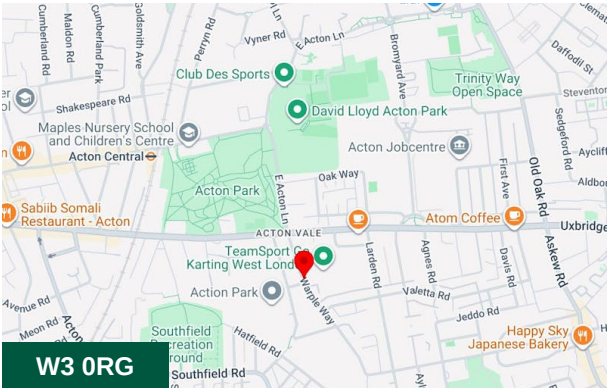
Acton town centre, with its wide range of facilities is close by. The property is served to the north by 7 different bus routes, and Acton Central (Overground Line) 300m to the north.

Acton Main Line Station (Elizabeth Line) is just over 1 mile to the north. The North circular (A406) is 1.5 miles to the west. The A40 is just over 1 mile to the north, and to the south, the M4 provides access to the west.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Office	1,280	118.92	Available
Total	1,280	118.92	



Viewing & Further Information



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