

The World Service Building  
54-58 Stanley Gardens  
Acton  
W3 7SZ



## TO LET

SUBSTANTIAL B8 BUILDING OF 55,582 SQ FT (5,225 SQ M) OFFERING;  
EXTENSIVE STORAGE/DISTRIBUTION SPACE, LOADING BAY WITH FULL  
HEIGHT ELECTRIC ROLLER SHUTTERS, OFFICES AND ANCILLARY SPACE.

### Location:

The property is situated approximately one mile south of Western Avenue (A40) and 1.7 miles east of the North Circular Road (A406). The nearest train station is Acton Central Station which is less than 15 minutes' walk, Whilst Turnham Green (District Line) is approx. 6 minutes' drive from the subject property.

The building is situated in a mixed residential/commercial area of Acton whilst the High Street is approx. 0.7miles away. The property affords frontages to Stanley Gardens, Bradford Road and Warple Way London W3.

### Description:

Substantial building arranged over Ground and 3 uppers floors in traditional brick construction with part flat and part north light roofing. The building benefits from a two full height electric rollers shutters and provides two goods lift. The loading bay is of double height being approx. 5.2m. The ground floor provides an office area and ancillary space. The mezzanine and two upper floors provide excellent floor ceiling heights and is mainly used for storage purposes. The current occupier provides a self-storage facility for the public and business.

### User:

We believe the premises fall under Class B8 Storage and Distribution of the Town & Country Planning (Use Class) (Amendment) Order 2005.

### Accommodation:

The property offers the following approximate dimensions:

Floor	Use	Ceiling Height (M)	Sq M	Sq Ft
Ground	Loading bay	5.2	180	1,941
	Office		33	358
	Ancillary		40	431
	B8	2.4	1,185	12,241
Mezzanine	B8	2.8	1,263	13,498
1st Floor	B8	3.7	1,478	15,812
2nd Floor	B8	5.25	1,045	11,248
<b>Total</b>		<b>14.15</b>	<b>5,225</b>	<b>55,528</b>

### Terms:

A new Full Repairing & Insuring (FRI) lease is available for a term to be agreed. The lease shall be contracted outside the provisions of the L&TA 1954. The building shall be subject to a service charge (TBA).

### Availability:

The premises shall be available in 6 months from an agreement to lease being signed off.

### Rent:

Offers in the region of **£586,390** per annum are sought for the building as detailed above, which equates to £10.56 per square foot on an overall basis.



**Rateable Value:**

To be reassessed upon completion of the separation works. Further details available from landlord's agent. Prospective tenants are advised to contact the L B of Ealing for further information.

**EPC:**

Energy performance certificate has a rating of **D (74)** for the premises. A copy of the EPC is available upon request.

**Legal Fees:**

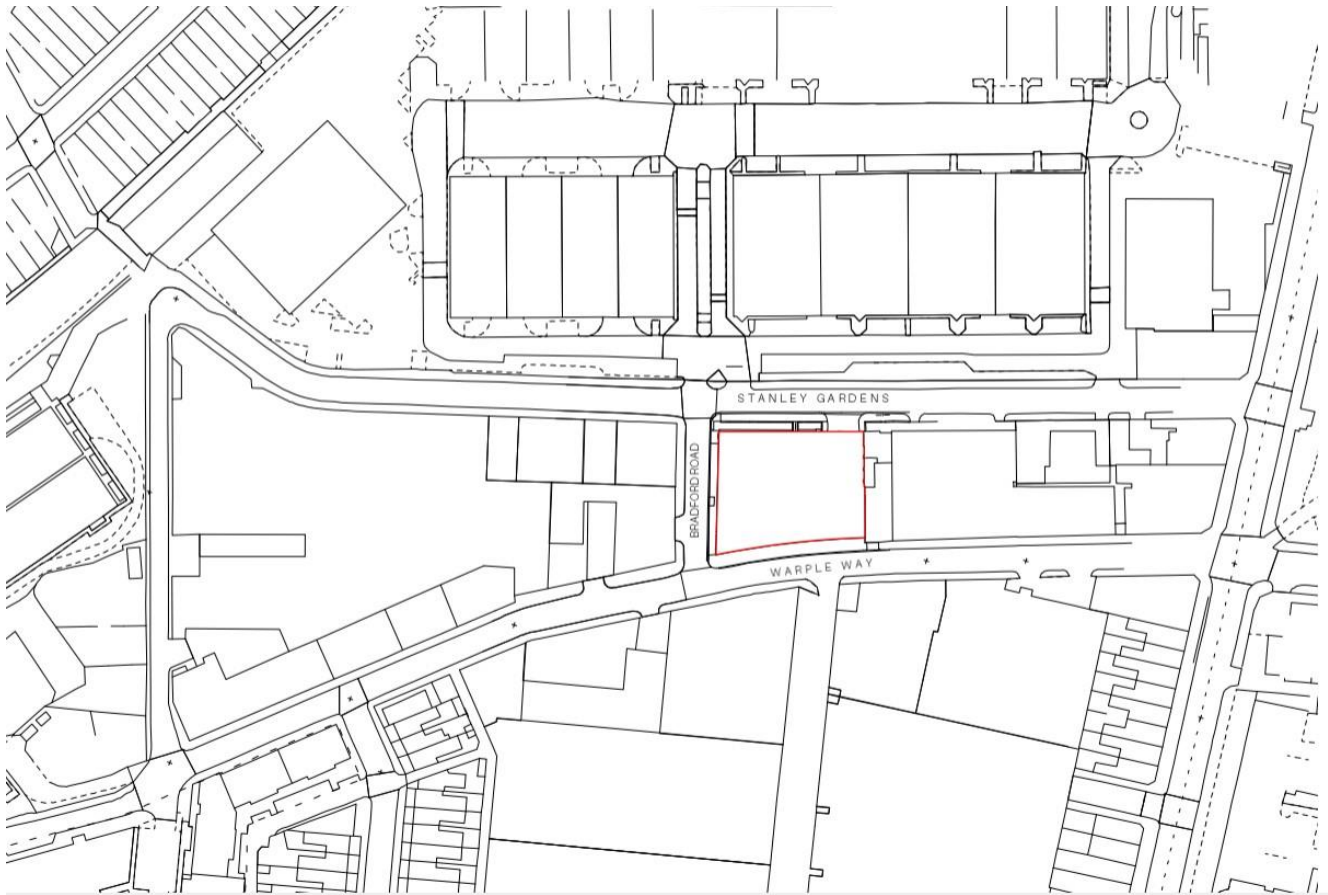
Each party to bear own legal costs.

**VAT:**

The building has been elected for VAT purposes and therefore VAT shall be applicable.

**Contact:**

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#### Important Notice

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