



## Bombay Duck Building

231 The Vale, London, W3 7QS

### Character Loft Style Workspace To Let

**900 to 12,938 sq ft**  
(83.61 to 1,201.98 sq m)

- Industrial & Office Space
- Flexible Terms (£19.50psf excl.)
- Very good natural daylight
- Well connected

# Bombay Duck Building, 231 The Vale, London, W3 7QS

## Summary

Available Size	900 to 12,938 sq ft
Rent	£17.50 per sq ft
Rates Payable	£4.01 per sq ft
Rateable Value	£20,517
Service Charge	£4 per sq ft
EPC Rating	D

## Description

Loft-style office/workspace to let on a new lease.

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.

The space forms the front part of the second floor of this attractive early 19th-century multi-storey warehouse-style property. The premises benefits from excellent natural light and provides flexible open plan space. The office enjoys shared use of a separate breakout area, kitchenette and WC's.

## 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.

## Accommodation

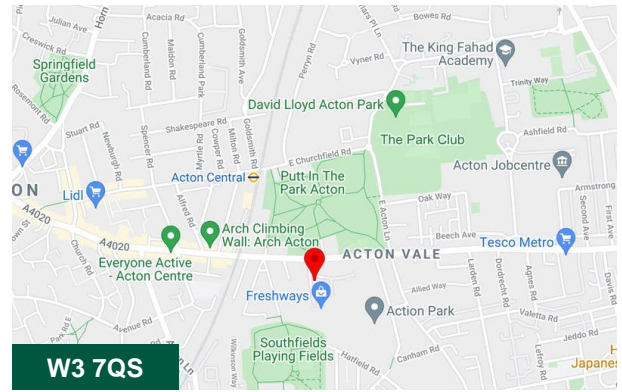
The accommodation comprises the following:

Name	Sq ft	Sq m	Availability
Ground - Front	2,767	257.06	Occupied
Ground - Rear	2,000	185.81	Occupied
1st - Warehouse/Light Industrial	4,794	445.38	Available
2nd - Front	2,618	243.22	Available
2nd - Rear Office	900	83.61	Available
2nd - Break out	676	62.80	Available
3rd	3,950	366.97	Available
<b>Total</b>	<b>17,705</b>	<b>1,644.85</b>	

## Viewings

The premises benefit from excellent natural light, being surrounded on three sides by almost full height crittall-style windows.

The floor is accessed via a wide communal staircase from street level, and is



## Viewing & Further Information



**Jeremy Day**

020 8747 8800 | 07966 810030

jd@whitmanandco.com

additionally served by a goods-lift.

Key features include:

- Stripped pine floors
- HVAC
- Gas central heating

### **Terms**

Flexible Terms Outside the Act.