



18 Old Oak Common Lane  
Acton  
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**Churchill & Mathesons**

High Street, London, W3 9DJ

£2,916 Per Calendar Month



**KEY FEATURES:**

- Available Now
- Excellent Location
- Excellent Transport Links
- High Street Unit
- No Premium
- Class E Usage
- 1450sqft of Area
- £35,000pa in Rent

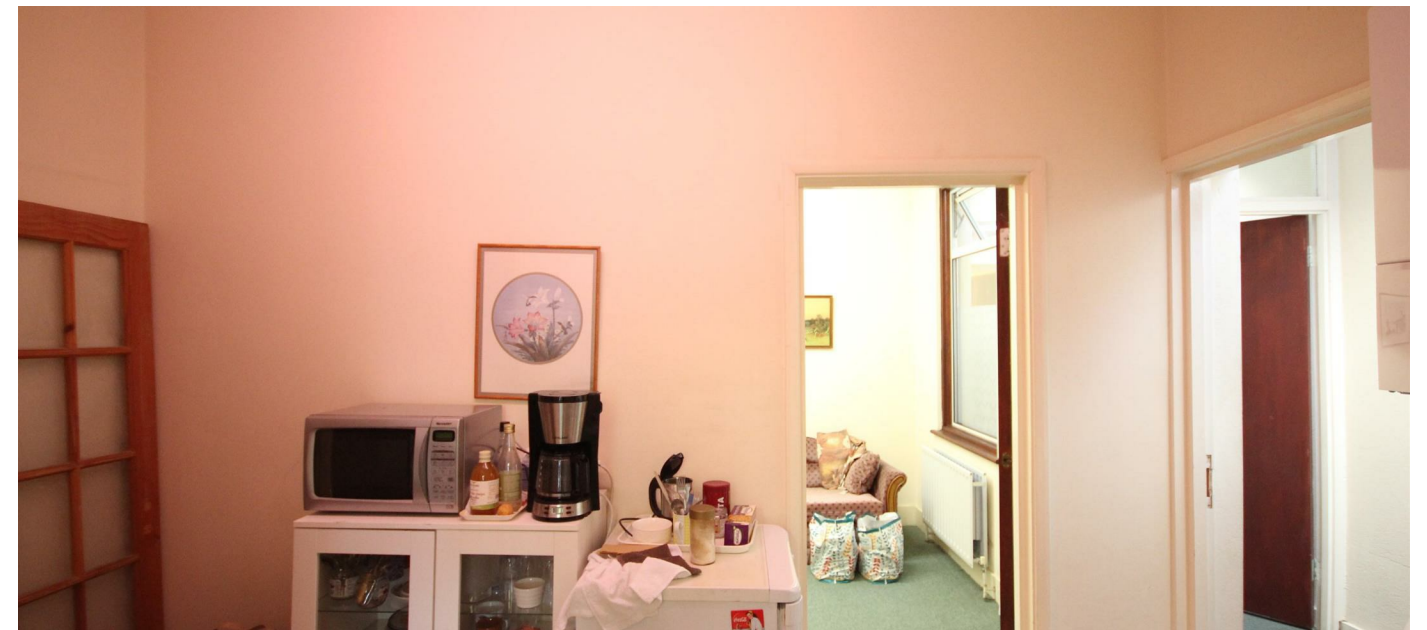
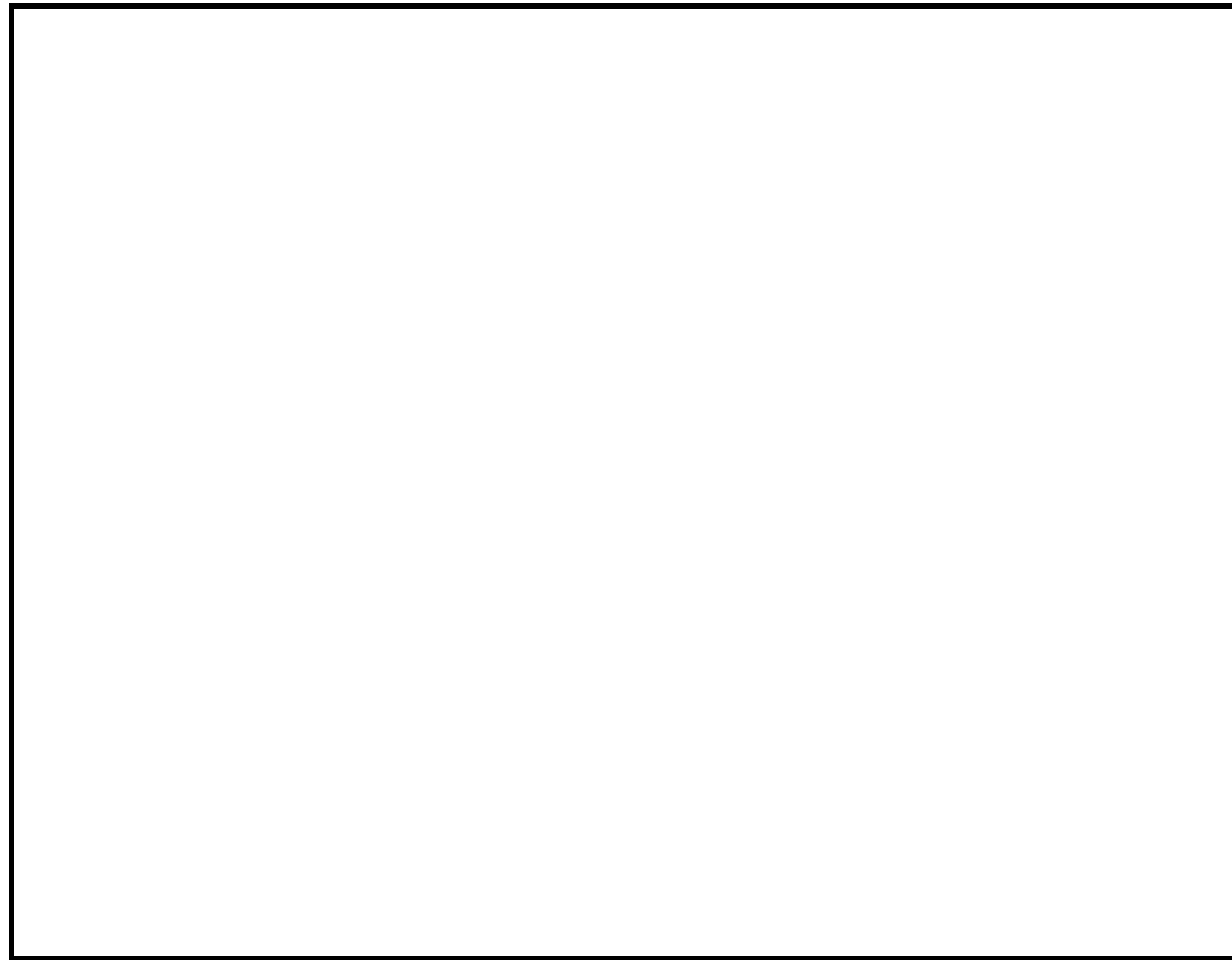
This commercial unit is located on the High Street in Acton. It benefits from a high footfall and by being easily accessible by public transport as it is located between Acton Town station and Acton Central station which serve the Overground line. Acton Main Line station is also in walking distance and it serves the newly developed Elizabeth line, which has direct access to Central London.

The unit is on the ground floor, which consists of the main office floor, kitchen, WCs and other office rooms towards the rear; in addition it also has a small basement. The complete unit has a total area of approximately 1450sqft.

The unit is available now with NO PREMIUM and has Class E usage.

The yearly rent is £35,000.

Please enquire within for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.