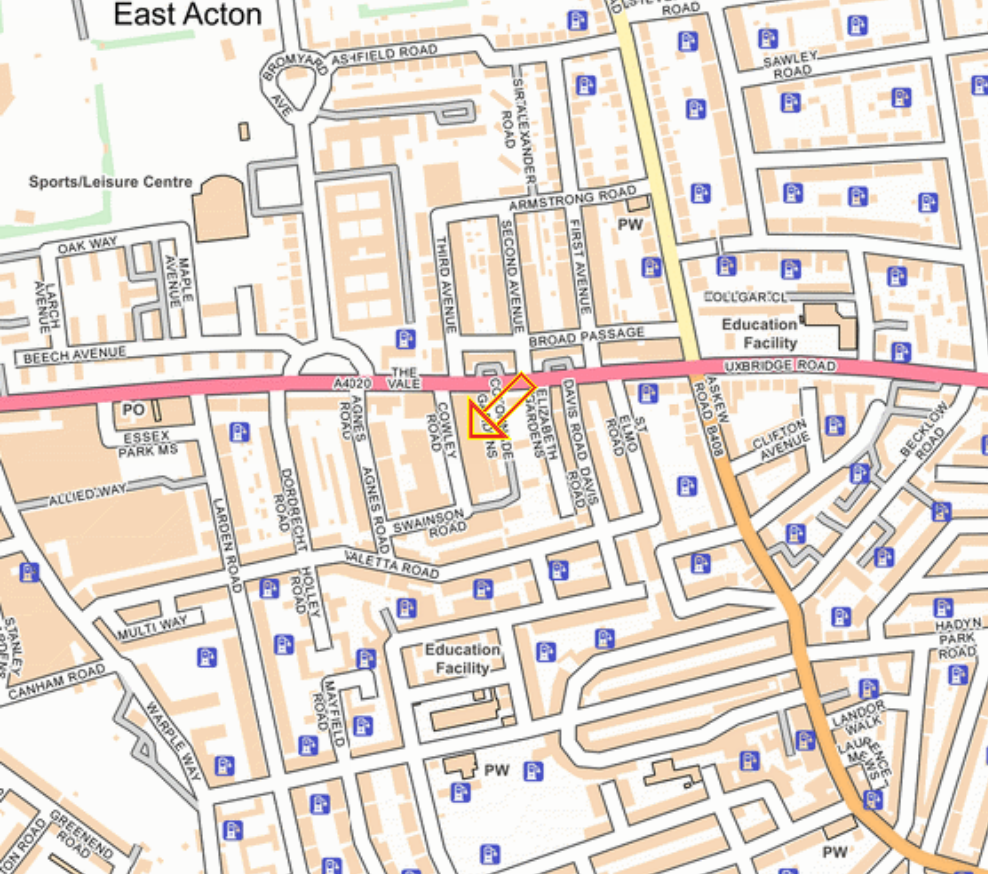


ISSIGONIS HOUSE, ACTON, W3 7UJ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

TO LET
SELF CONTAINED CLASS E UNITS



LOCATION

Issigonis House, situated on Cowley Road in Acton, occupies a highly desirable and dynamic position on the border of Acton, Shepherd's Bush, and Chiswick.

The units form part of a wider business centre housing office, retail and trade counter occupiers such as Leyland SDM.

Positioned within TFL Travel Zone 2, Issigonis House is well connected with regards to public transport, flanked by multiple Tube lines, London Overground routes, and a key arterial bus hub.



DESCRIPTION

The units are self contained comprising a ground floor and mezzanine working area. Additionally, each suite offers WCs and a kitchenette.

The units are suitable for a variety of business such as office, retail, medical or possibly even light industrial/workshop uses.

AMENITIES

- 3 Phase Power
- Mezzanine
- Air Conditioning
- Potential for one parking space per unit

VAT

The site has been elected for VAT.

RATES

	RATEABLE VALUE
UNIT 2	£14,750
UNIT 5	£14,750
UNIT 7	£14,750



ACCOMMODATION

The available units have the following approximate net internal floor areas:

	SQ. FT	SQ. M
UNIT 2	734	68.2
UNIT 5	805	74.78
UNIT 7	723	67.15
TOTAL	2,262	210.13

TERMS

A new lease is available with terms to be agreed.

EPC

The available units have the following EPC ratings, all valid until 20 July 2033.

UNIT 2	C72
UNIT 5	D76
UNIT 7	D93

SERVICE CHARGE

On application.

RENT

We are quoting a rent of £22,500 per annum exclusive for each unit.



CONTACT

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