

Rolfe East



Uxbridge Road, Acton, W3 9RH

£115,000 Per Annum

- Former Doctor surgery
- New Lease
- Off street parking for 6 cars
- 10 minutes walk to Ealing Common Station

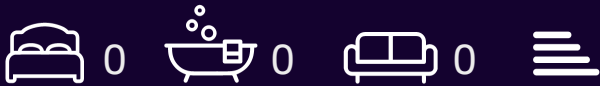
Commercial building to rent with off-street parking for 6 cars.

Situated on the south side of Uxbridge Road, this 3,850 sq. ft. commercial premises offers excellent accessibility, located within a 10-minute walk of Ealing Common Station & Acton Town Station, also benefiting from off-street parking for 6 cars to the rear of the property, providing approximately 1800sqft of rear outside space.

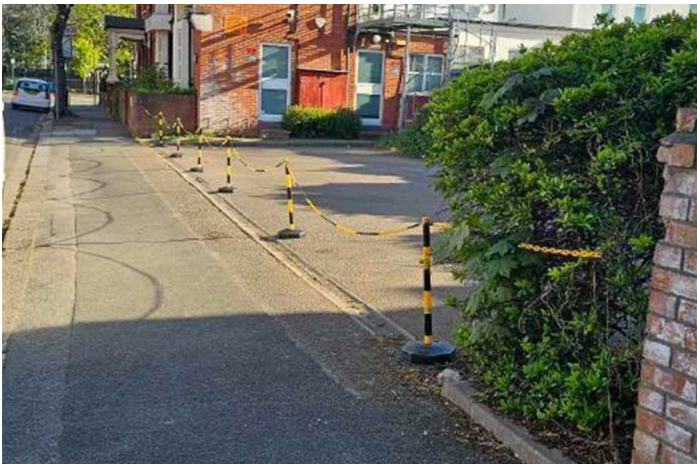
The property sits between Ealing Broadway and Acton, making it well-connected to surrounding areas. Previously operating as a doctor's surgery, the property is configured with multiple rooms and ancillary spaces, making it well-suited for a range of occupiers.

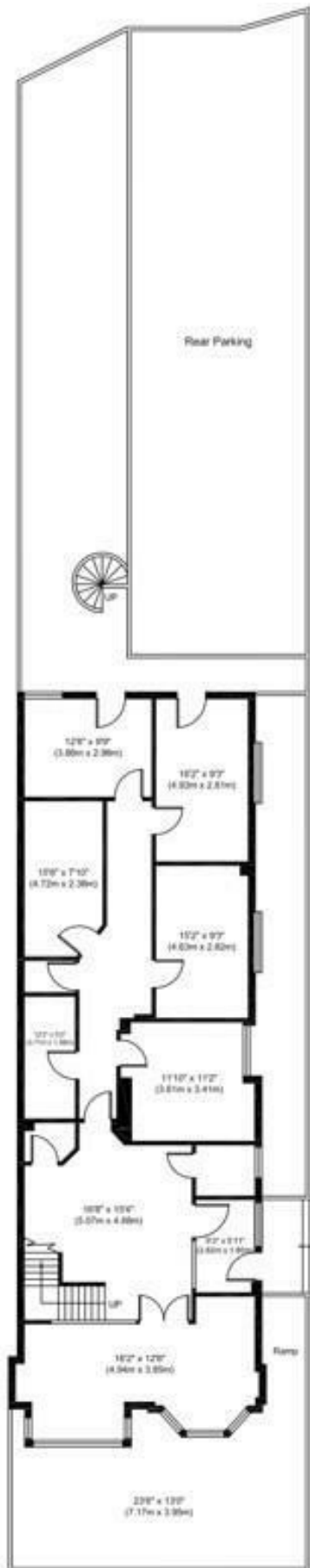
The property falls under Class E (formerly D1), allowing flexibility for various uses, including healthcare, medical, dental, physiotherapy, or other professional service uses.

Available by way of a new lease. For further details, contact Rolfe East.



Council Tax Band: Exempt

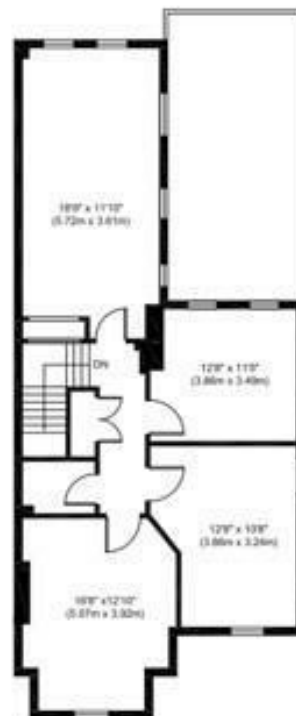




Ground Floor
 Approximate Floor Area
 150.44 sq. m
 (1619.32 sq. ft)



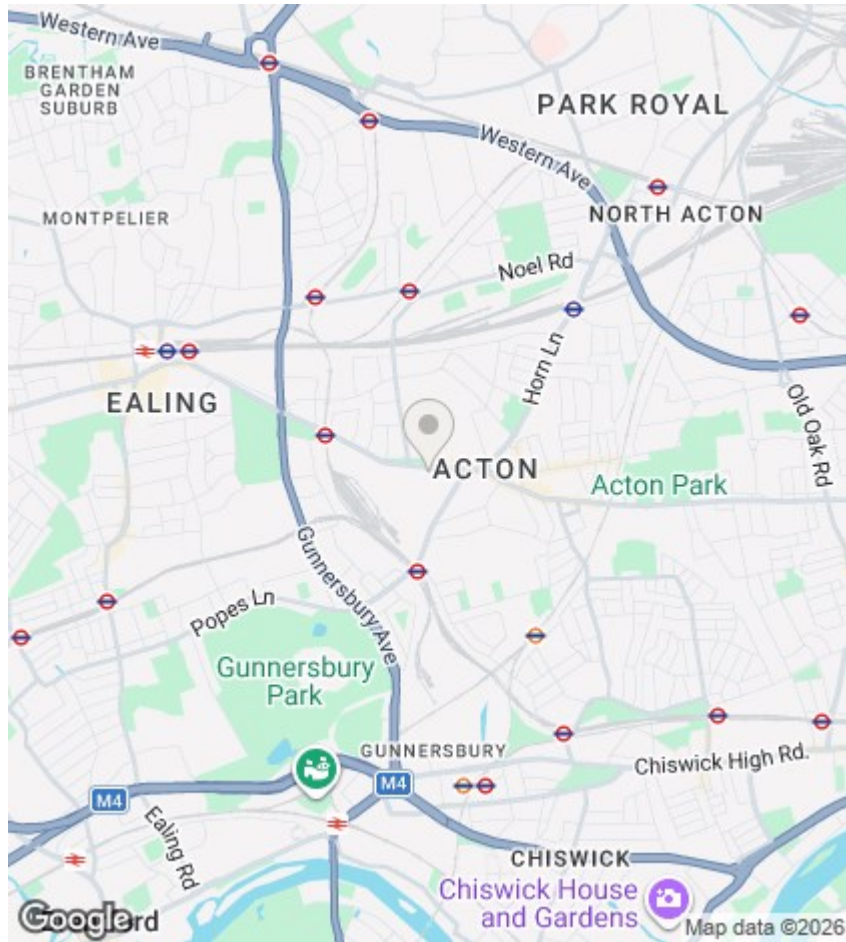
First Floor
 Approximate Floor Area
 115.60 sq. m
 (1244.30 sq. ft)



Second Floor
 Approximate Floor Area
 91.84 sq. m
 (988.55 sq. ft)



Directions



Viewings

Viewings by arrangement only.
Call 020 8566 0288 to make an appointment.

EPC Rating:

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