

# TO LET

62-66 Park Parade, Harlesden, London, NW10 4JB  
Warehouse / Industrial Unit - 5,343 sq ft (496.38 sq m)



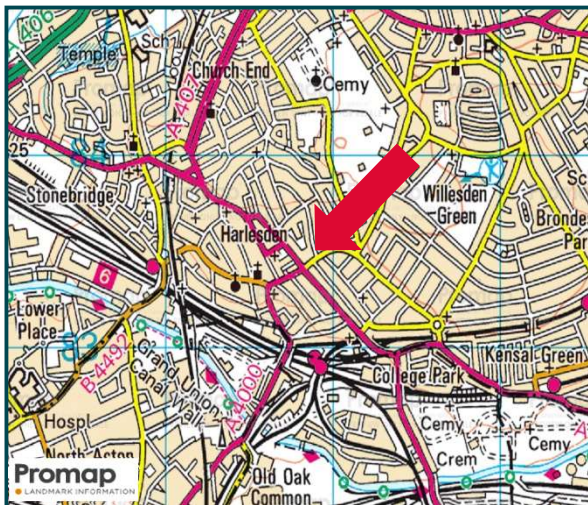
## Key Features

- Sought after north west London location
- LED lighting and Warehouse heating
- Trade -Counter
- Separate secure parking
- Electric Roller Shutter Door

## Location

Located on Park Parade, in an area with an acute shortage of industrial property, it sits at the end of a retail parade. Its neighbouring occupiers are a mixture of local retailers and food/beverage outlets. With easy access to A404, it provides quick routes to the M4, M40 and Heathrow.

The property is 0.6 miles from Willesden Junction Train Station, and 1 mile from Kensal Green tube; routes accessing London Waterloo in 30 mins.



## Terms

62-66 Park Parade is available by way of a sub-lease of the existing lease that expires 28th September 2030. The lease is held inside the Landlord & Tenant Act 1954. Quoting rent on application. Consideration will be given to an assignment of the lease. Alternatively a new lease may be available subject to negotiation with the landlord

## Description

The Property comprises a single storey warehouse unit with two storey offices located to the front right of the premises. Externally there is a small yard to the front, laid to tarmac and benefitting from a sliding gate, securing it from the highway.

The warehouse has 3.7m clear internal height. It benefits from two entrances; an electronically operated roller shutter door, and a glazed pedestrian 'trade counter' entrance with a security shutter.

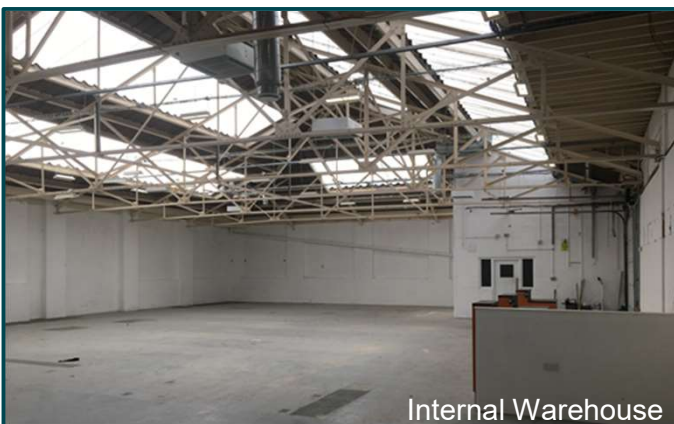
## Rates

The property has a rateable value of: £41,000 (2023)

\*All parties should rely on their own enquiries to Harrow Local authority or to the VOA.

## Due Diligence

Any interested party will be required to provide the Landlord and agent with company information to comply with anti money laundering legislation.



Internal Warehouse

## Accommodation

	Sq Ft	Sq M
Ground Floor Warehouse	4,820	447.79
Two Storey Office	523	48.59
<b>Total</b>	<b>5,343</b>	<b>496.38</b>

All areas are approximate gross external.

## Legal Costs

Each party to bear their own legal costs.

## EPC

E (110)

## Rent & VAT

Rent on application. Rent is subject to VAT at the prevailing rate.



Internal Warehouse

# Contact.

For further information, terms, to view the premises or to discuss your requirement, please contact Knight Frank or the joint letting agents:



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## SUBJECT TO CONTRACT

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Particulars dated October 2022. Photographs dated September 2020.

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