

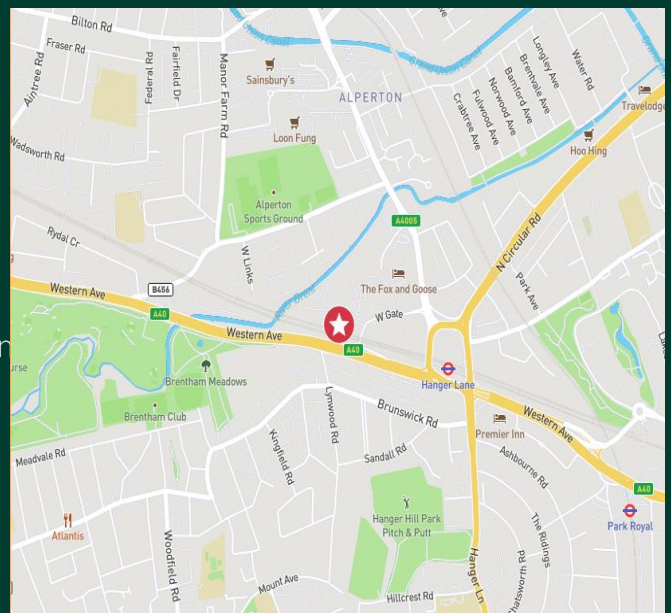
Unit 4, Manhattan Business Park

3,074 SQ FT Modern Warehouse Property



Westgate, Park Royal, W5 1UP

- Prime West London Location
- 3 on-site car parking spaces
- Min 6.10m eaves rising to 8.9m at Apex
- 1 Surface Level Loading Door
- Fully fitted first floor office accommodation
- Great proximity to Hanger Lane Underground Station and A40 Western Avenue



Location

Manhattan Business Park is strategically located on the border of Park Royal, within 1 minute of the A40 Western Avenue and the A406 North Circular Road.. The subject property is accessed via Westgate just off the A40 / Western Avenue.

Description

The property comprises a modern steel portal framed mid-terraced warehouse/storage unit with profile sheet metal cladding to a mono pitched roof. The warehouse benefits from a minimum height of 6.10m rising to a maximum point of 8.9m. Access is provided via a full height electric up and over loading door. Ancillary offices are situated to the first floor. A dedicated loading bay and parking area is situated to the front of the property.



The unit comprises of the following:

Unit	Size (sq ft)
Warehouse	2,568
First Floor Office	506
Total	3,074

EPC

Available on request

Terms

Available by way of a new lease.

Rent on Application

Contact Us

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Viewing and further information

Strictly by prior arrangement with the sole agents.

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