



HIGH BAY INDUSTRIAL/WAREHOUSE UNIT WITH PARKING FULLY REFURBISHED

5 GATEWAY INDUSTRIAL ESTATE

Hythe Road, Park Royal, NW10 6RJ

Industrial TO LET

3,672 sq ft
(341.14 sq m)

- 5.83m eaves height rising to 7.7m at the apex
- Full height roller shutter door (5.14m)
- Loading bay
- 4 dedicated car parking spaces
- Walking distance from Willesden Junction Station (Bakerloo and Overground)
- Fully refurbished
- New Kitchen and W/Cs

5 Gateway Industrial Estate, Hythe Road, Park Royal, London, NW10 6RJ

Summary

Available Size	3,672 sq ft
Rent	£102,816 per annum
Rates Payable	£5.51 per sq ft
Rateable Value	£49,500
Service Charge	N/A
VAT	Applicable
EPC Rating	C

Description

The premises comprise a mid terrace Warehouse/Industrial building with offices. The property benefits from a large open plan warehouse layout with first floor and ground floor ancillary office space. The building is accessible via a pedestrian entrance and full height roller shutter with dedicated loading bay. Parking is available to the front of the building.

The property has just undergone an extensive full refurbishment by the landlords and is available immediately and suitable for a number of storage or light industrial uses.

Location

Gateway Trading Estate is located on Hythe Road just off Scrubs Lane. To the North of White City and to the South of Harlesden, Ladbroke Grove and the Harrow Road in the heart of Old Oak Common.

The property is located a short walk from Willesden Junction Station just off Scrubs Lane which offers easy access to White City, Central London and the White City Junction of the A40 Westway and the Motorway network (M1, M4, M40 and M25).

Accommodation

The accommodation comprises the following areas:

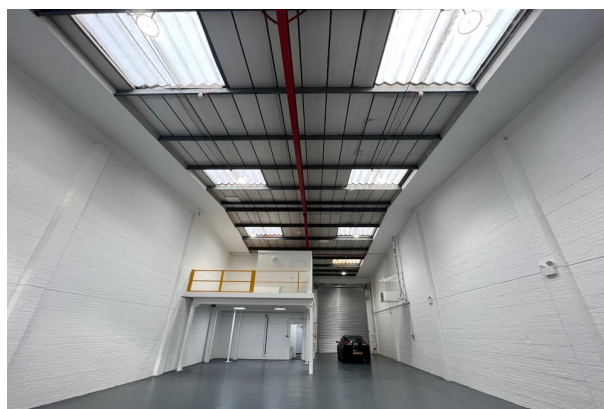
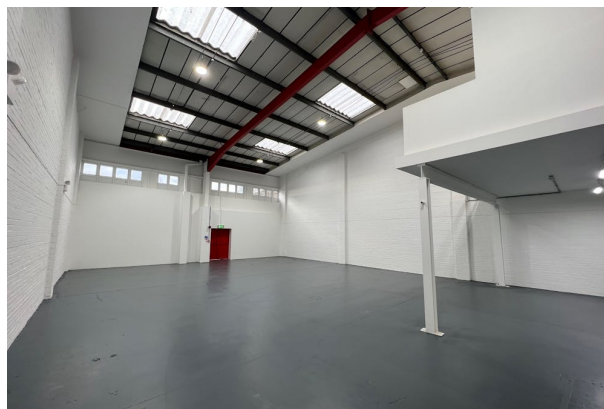
Name	sq ft	sq m	Availability
Unit	3,672	341.14	Available
Total	3,672	341.14	

Viewings

Via arrangement with Dutch & Dutch.

Terms

A new FRI Lease to be contracted Outside the Landlord and Tenant Act 1954.



Viewing & Further Information



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