



## Detached Warehouse with yard, rear garden and parking - TO LET

### **113 BRYAN AVENUE**

Willesden, NW10 2AS

### Warehouse **TO LET**

**5,445 sq ft**  
(505.86 sq m)

- Situated in a quiet residential locality
- Detached building
- Front yard parking
- Large open plan area
- Rear walled yard / garden
- Selection of offices
- 2 x mezzanine storage areas
- Air conditioning

## Summary

Available Size	5,445 sq ft
Rent	£75,000 per annum
Rates Payable	£14,848 per annum
Rateable Value	£29,000
Service Charge	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

## Description

The premises comprise a single storey brick built Warehouse/Industrial building with a pitched steel covered roof in two spans having an approximate eaves height between 14ft to 26ft to the apex of each span.

The premises are mainly open plan with two ground floor partitioned offices and two mezzanine storage areas of 720 sq ft and 475 sq ft.

Loading access is via a double loading door having a width of 6'10 and a height of 6'.

The premise are available for immediate occupation.

## Location

Situated at the northern end of Bryan Avenue located on the northern side of the thoroughfare, close to the junction with Peter Avenue to the west and Rowdon Avenue to the south, being in predominantly a residential locality.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	4,250	394.84	Available
Mezzanine	1,195	111.02	Available
<b>Total</b>	<b>5,445</b>	<b>505.86</b>	

## Viewings

Via arrangement with Dutch & Dutch.

## Terms

A new lease for a term of up to 5 years.

## Legal Costs

Each party to be responsible for their own legal costs incurred.



## Viewing & Further Information



**Peter Wilson**

0207 4439862 | 07896678182

peter@dutchanddutch.com

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