

UNITS TO LET

6,300 - 9,158 ft²



FRONTAGE TO
A407 HIGH ROAD



SECURE
GATED ESTATE



TO BE
REFURBISHED



UNIT 1



www.ipif.com/chapmanspark

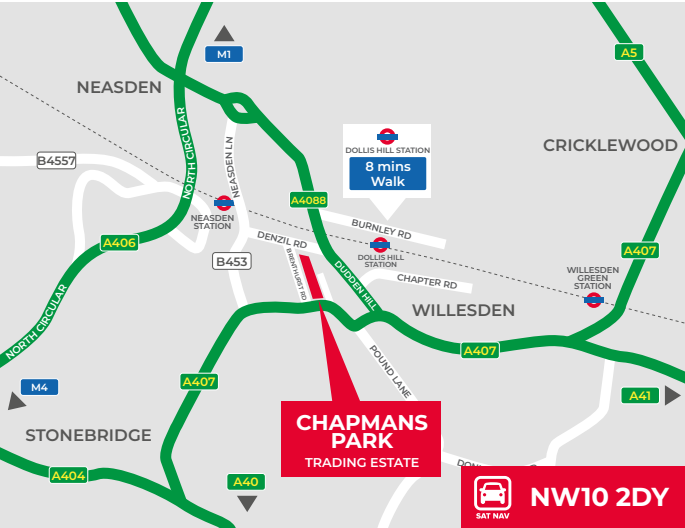
INDUSTRIAL / WAREHOUSE / TRADE COUNTER

CHAPMANS PARK TRADING ESTATE
378 HIGH ROAD, WILLESSEN, LONDON, NW10 2DY



LOCATION

Chapmans Park Trading Estate is prominently located on the (A407) High Road in Willesden and is accessed via Neasden Lane or alternatively Church Road. The estate is situated in a well-established industrial district. The (A406) North Circular Road, (A40) Western Avenue serving Central London and the national motorway network are all within close proximity. Dollis Hill & Neasden London Underground Stations (Jubilee Line) are within walking distance and the area is well serviced by several bus routes.



INDICATIVE IMAGE OF A REFURBISHED UNIT

DESCRIPTION

Industrial/warehouse units of steel portal frame construction with brick elevations to a pitched roof. The warehouse/storage spaces are situated on the ground floor accessed via a level access full height loading doors. The units benefit from a dedicated loading bay, allocated parking spaces and first floor office spaces. Unit 5 is due to be refurbished.

SPECIFICATION

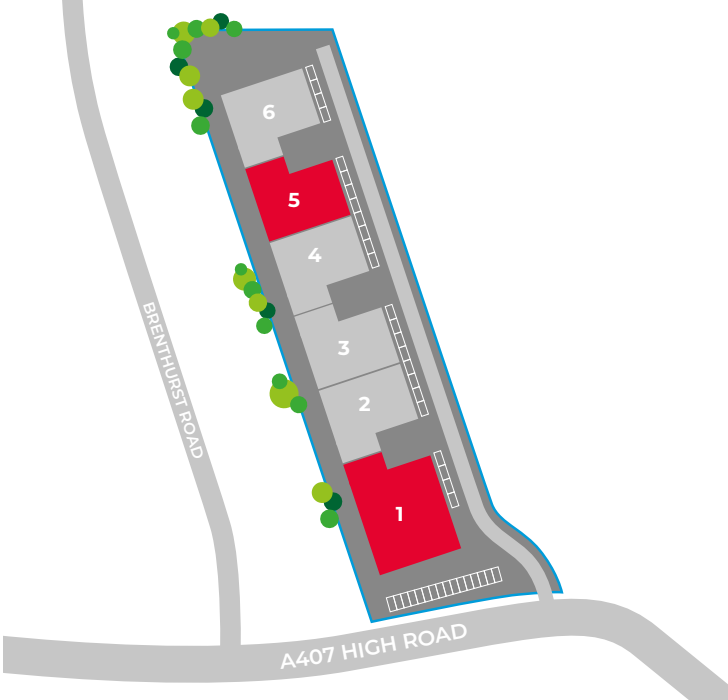
- Securely gated estate
- Minimum eaves height of 5.0m, rising to 7.3m
- Electric loading doors
- Dedicated secure loading bay with a canopy
- 16 allocated parking spaces (Unit 1)
- Three phase power & gas
- First floor offices
- Kitchenette & WCs

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 1	M ²	FT ²
Warehouse	645.6	6,949
Ground Floor Offices	94.7	1,019
First Floor Offices	94.7	1,019
Loading Canopy	15.9	171
TOTAL	850.9	9,158

UNIT 5	M ²	FT ²
Warehouse	447	4,816
Ground Floor Offices	69	742
First Floor Offices	69	742
TOTAL	585	6,300



UNIT 1

On behalf of the Landlord

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TRADING ESTATE

378 HIGH ROAD,
WILLESDEN, LONDON
NW10 2DY

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

EPCs are available on request.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the Landlord



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