

# UNITS TO LET

## 6,300 - 9,158 ft<sup>2</sup>



FRONTAGE TO  
A407 HIGH ROAD



SECURE  
GATED ESTATE



UNIT 5 TO BE  
REFURBISHED



UNIT 1



[www.ipif.com/chapmanspark](http://www.ipif.com/chapmanspark)

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

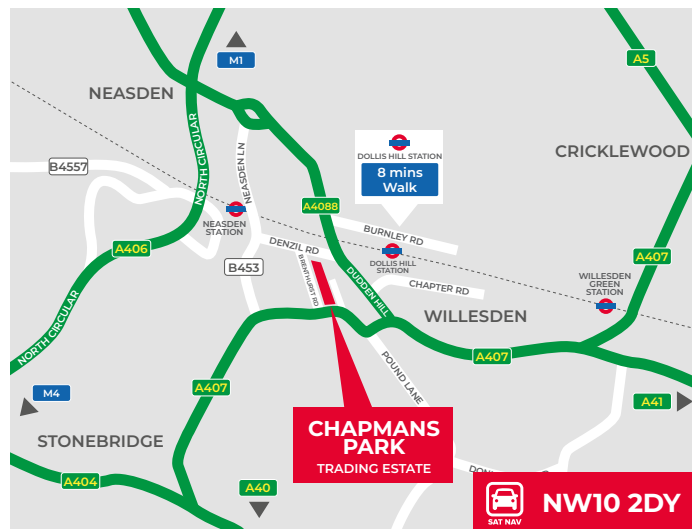
**CHAPMANS PARK** TRADING ESTATE  
378 HIGH ROAD, WILLESSEN, LONDON, NW10 2DY

**IPIF**



## 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 full height level access 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
- Allocated parking spaces (16 for Unit 1 & 6 for Unit 5)
- Three phase power & gas
- First floor offices
- Kitchenette & WCs

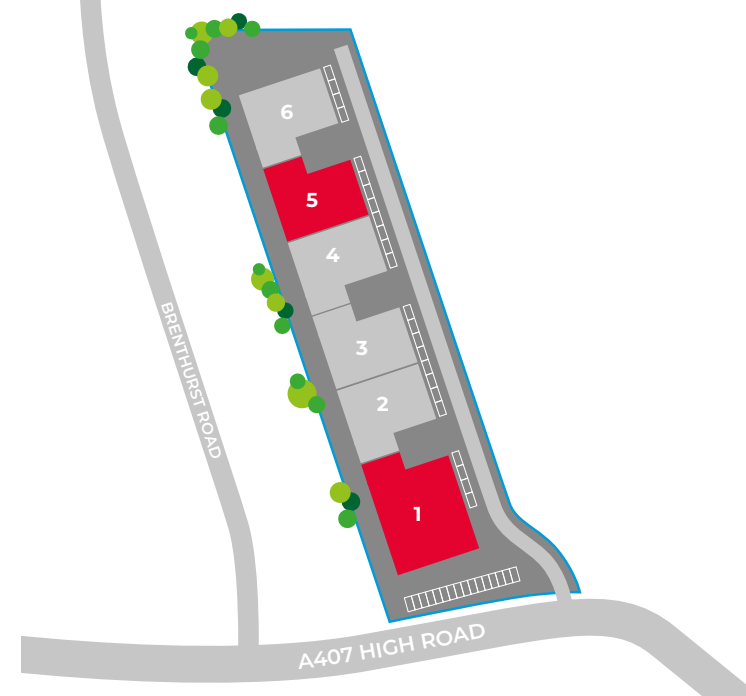
## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

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

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



UNIT 1

On behalf of the Landlord

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# CHAPMANS PARK

## 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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