



TO LET

Unit 5 Innovation Park, 89 Manor
Farm Rd, Alperton, London, HA0 1BA

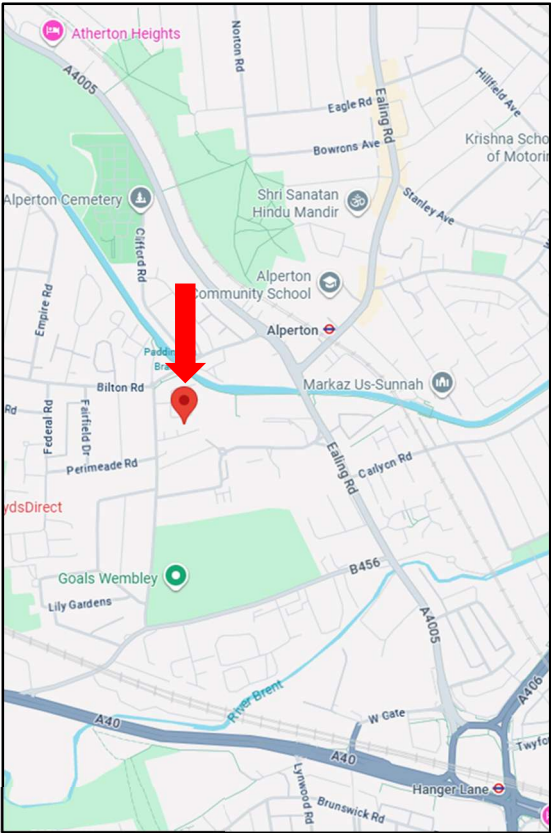


**Warehouse / Industrial
Opportunity**
3,887 sq ft / 361 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Location

The property is situated in an established industrial location on Manor Farm Road in Alperton, providing good access to both the A406 North Circular Road and A40 Western Avenue, which serve Central London, the M40, and the wider motorway network.

The area is well served by public transport with several bus routes passing close to the premises. Alperton London Underground Station (Piccadilly Line) is approximately a 10-minute walk from the property and provides a regular service into Central London.

Description

The property is situated within a secure modern terraced development of six warehouse / industrial units. The unit is of steel portal frame construction with part brick and part clad elevations and benefits from a height to the underside of the haunch of 6 meters rising to 8m at the apex. Access to the property is via an electric full height up and over shutter door (height 4.1m and width 4m) or separate staff entrance.

The first-floor office is open plan with suspended ceiling, recessed lighting, carpet tiles, central heating and air conditioning. Externally there are 2 demised parking spaces and a shared yard area.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of **£92,500 per annum** exclusive plus VAT if payable. Subject to Contract.

Floor Areas (GEA)

	Sq ft	Sq m
Ground Floor – Warehouse	3,100	287.99
First Floor - Storage	787	73.12
TOTAL	3,887	361.11

Rates

The rateable value is £65,000. The rates payable for 2026/7 are £31,200. Interested parties should make their own enquiries via the London Borough of Brent.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood: -

Google Maps



David Theobald
davidt@grantmillswood.com
07974 231 352



Ben Batchelor
benb@grantmillswood.com
07423 181 840

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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Brent. March 2026.

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