LAST REMAINING

UNIT TO LET

6,300 ft² (585m²)

ACCESS TO A407 HIGH ROAD

SECURE GATED ESTATE

FULLY REFURBISHED





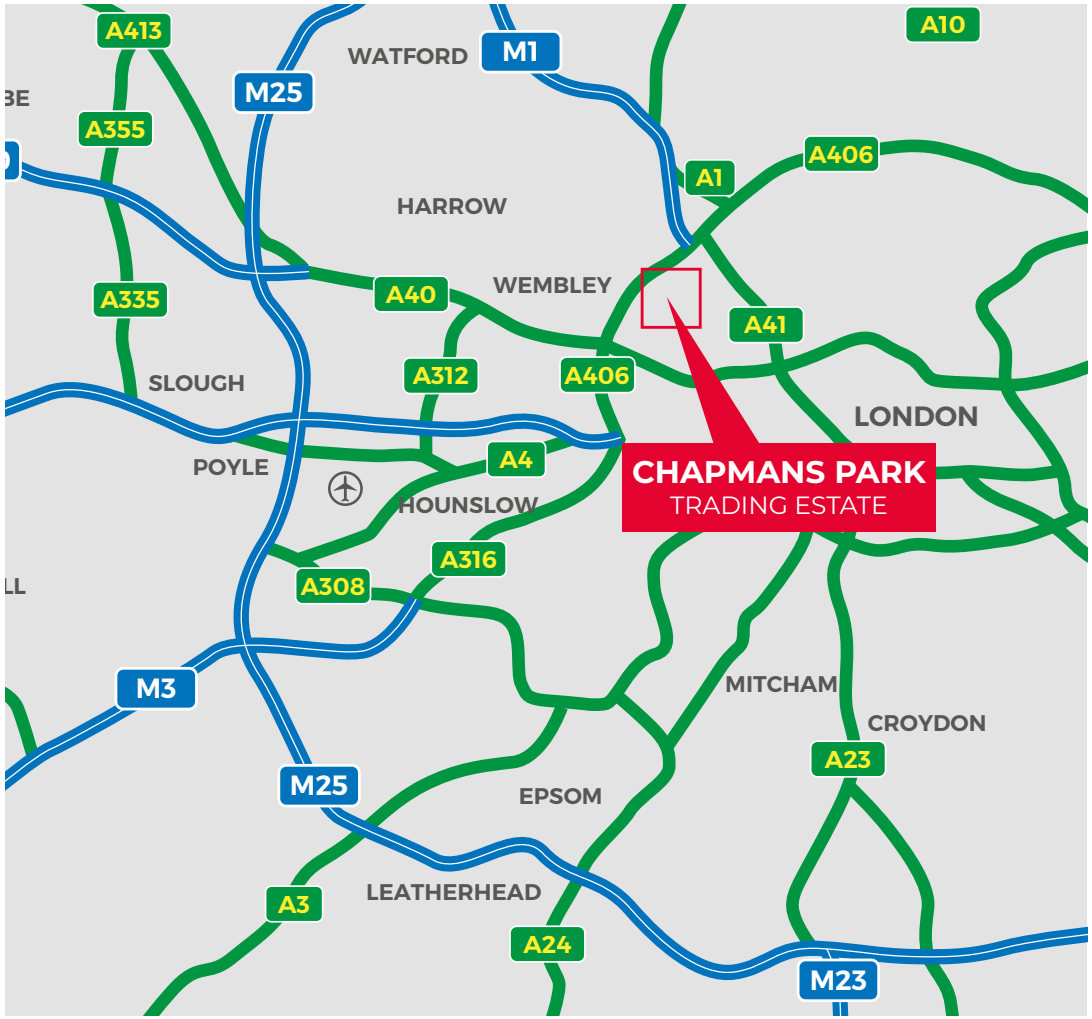
www.ipif.com/chapmanspark

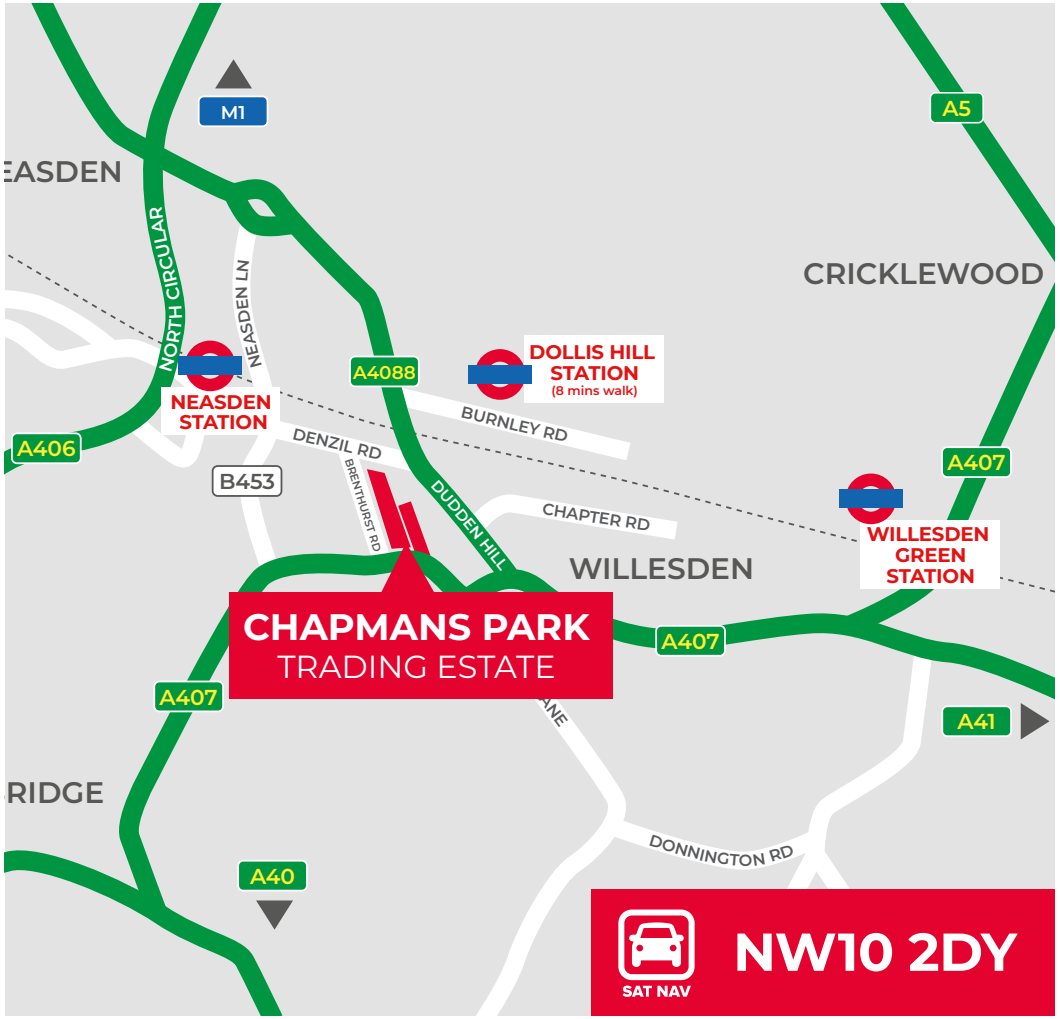
INDUSTRIAL / WAREHOUSE / TRADE COUNTER

CHAPMANS PARK TRADING ESTATE

378 HIGH ROAD, WILLESDEN, 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.

SPECIFICATION

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

LOCATION	DRIVE TIMES
DOLLIS HILL STATION	0.3 MILES / < 2 MINS
NEASDEN STATION	0.6 MILES / < 5 MINS
WILLESDEN GREEN STATION	1.2 MILES / 6 MINS
A406 (NORTH CIRCULAR RD.)	1.3 MILES / 8 MINS
M1	2.5 MILES / 10 MINS
A40	4.5 MILES / 11 MINS
CENTRAL LONDON	8.2 MILES / 51 MINS

*All times & distances have been sourced from Google

DESCRIPTION

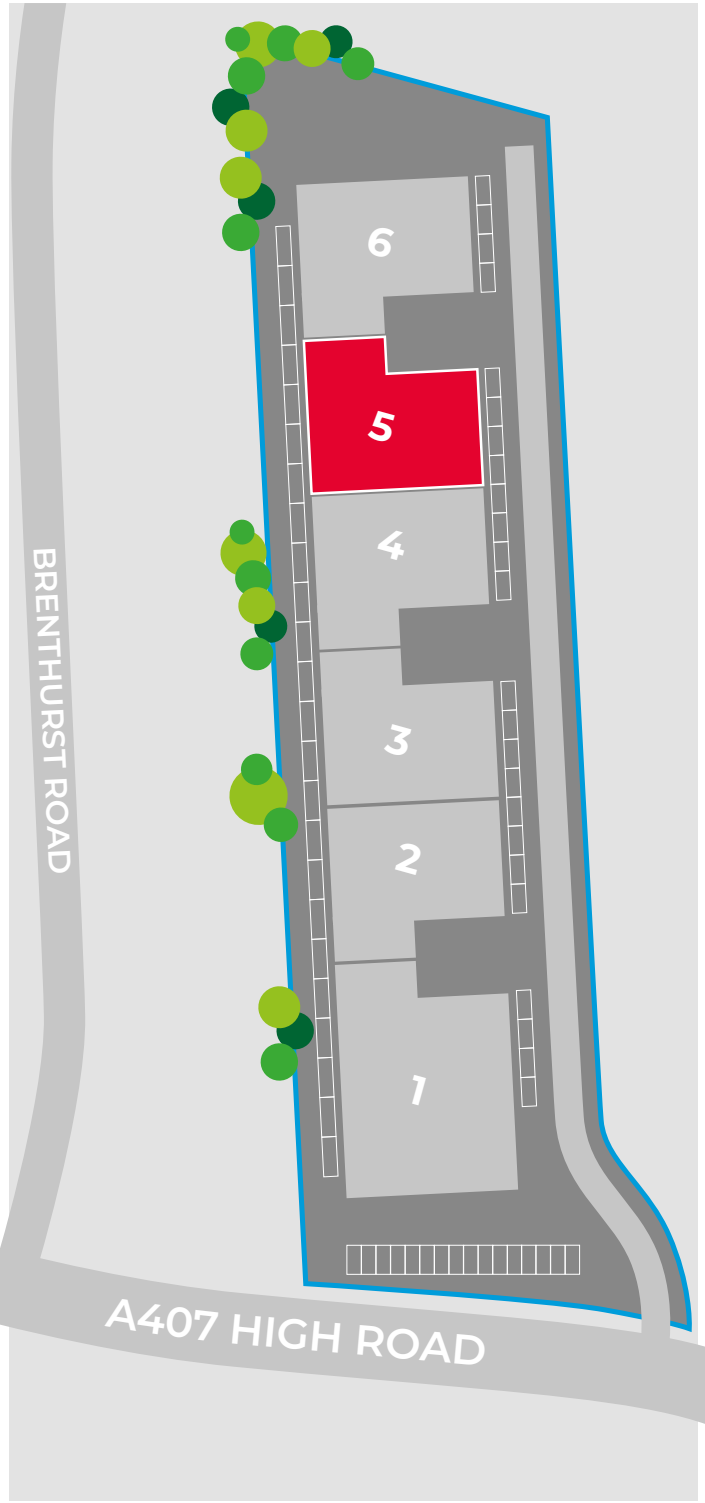
Industrial/warehouse unit of steel portal frame construction with brick elevations to a pitched roof. The warehouse/storage spaces are situated on the ground floor and are accessed via full height level access loading doors. The unit benefits from a dedicated loading bay, allocated parking spaces and first floor office spaces with kitchenettes & WCs. The unit has been fully refurbished.

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 5	M²	FT²
Warehouse	447	4,816
Ground Floor Offices	69	742
First Floor Offices	69	742
TOTAL	**585**	**6,300**





UNIT	OCCUPIER	M²	FT²
1	LUNE & WILD	N/A	N/A
2	HOWDENS	N/A	N/A
3	HOWDENS	N/A	N/A
4	GREEN KIT	N/A	N/A
5	**TO LET**	**585**	**6,300**
6	TONY PAGE	N/A	N/A





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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