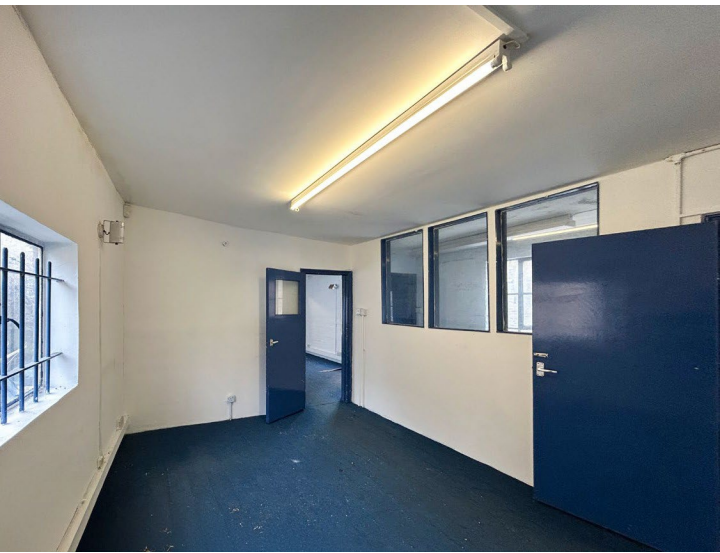


**TO LET**  
**GATED LIGHT INDUSTRIAL PREMIES WITH PRIVATE YARD**  
**1A SALTRAM CRESCENT, LONDON, W9 3JR**



1,641 SQ. FT. – 152.45 SQ. M.

**LOCATION (GOOGLE MAPS) [LINK](#)**

This former brewery is located on the East Side of Saltram Crescent, and benefits from its proximity to the shops and amenities of Queens Park along whilst the closest transport links are Queens Park Station (0.5 Miles, Bakerloo line) and Westbourne Park Station (0.6 miles, Circle and Hammersmith lines).

**DESCRIPTION**

The premises is self-contained comprising of a ground and 1<sup>st</sup> floor which also benefits from a private court yard useful for parking or deliveries. This light industrial unit is ideal for small builders merchants, artists' studios or similar.

**LEASE**

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

**POSSESSION**

Upon completion of legal formalities.

**EPC**

Available upon request.

**FINANCIALS**

Floor	Ground & 1st Floor
Size (sq. ft.)	1,641
Quoting/Passing Rent (p.a.) excl.	£47,500
Estimated Rates Payable (p.a.)	£11,851
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	<b>£59,351</b>

**LEGAL COSTS**

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

**AMENITIES**

- Large Open Courtyard Suitable For Parking or Deliveries
- Close to Queens Park Station & Wesbourne Park Station
- 1x WC
- Period Features throughout

**VIEWINGS:**

Strictly through Robert Irving Burns. For more information please contact:

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In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.