

**Unit 13, Gateway Trading Estate**

Hythe Road, White City, NW10 6RJ

**Industrial / Warehouse Unit with a
Secure Gated Forecourt****6,254 sq ft**

(581.02 sq m)

- 6.6m minimum eaves height rising to 7.7m at the apex
- Full height roller shutter door
- 3 phase power & gas
- Secure gated forecourt
- Dedicated parking spaces
- Concrete floor
- Translucent roof panels
- Lighting

Summary

Available Size	6,254 sq ft
Rent	£150,096 per annum
Business Rates	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Location

Gateway Trading Estate is located due north of the White City junction on the A40 and is accessed directly from the A219 (Scrubs Lane). The A219 links with the A40 Western Avenue providing excellent access into Central London and also the national motorway networks (M1, M4, M40 and M25). Ladbroke Grove Underground Station (Hammersmith & City Line) is 1.2 miles away offering good public transport links into Central London and beyond.

Description

The premises comprise a 1980's constructed steel portal frame industrial/warehouse unit primarily of brick elevations coated in profile sheet metal cladding to a pitched roof. Access is gained via a full height roller shutter door and a securely gated forecourt. Allocated car parking spaces are situated to the front of the premises.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

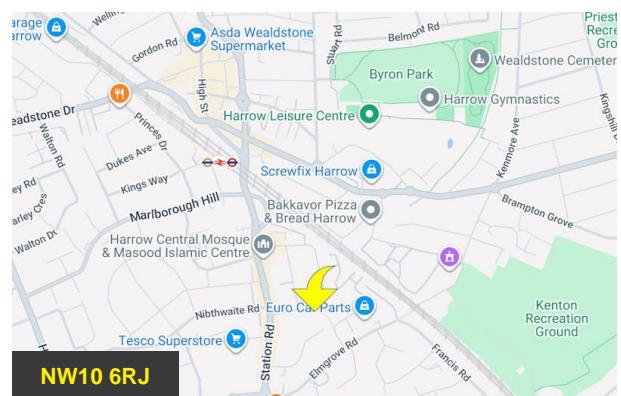
Description	sq ft	sq m
Warehouse & Offices	6,254	581.02
Total	6,254	581.02

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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