



londoncommercial



Unit 5 Gateway Trading Estate

Hythe Road, White City, NW10 6RJ

Industrial / Warehouse Unit

3,672 sq ft

(341.14 sq m)

- Clear height 6.34m rising to 7.75m
- 3 Phase power & gas
- Full height roller shutter door
- Dedicated loading bay
- Allocated parking spaces
- Separate main entrance door
- WC's
- Close proximity to A40
- Close proximity to Willesden Junction Underground Station

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Summary

Available Size	3,672 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure.
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 electric roller shutter door and serviced by a dedicated loading bay. 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.

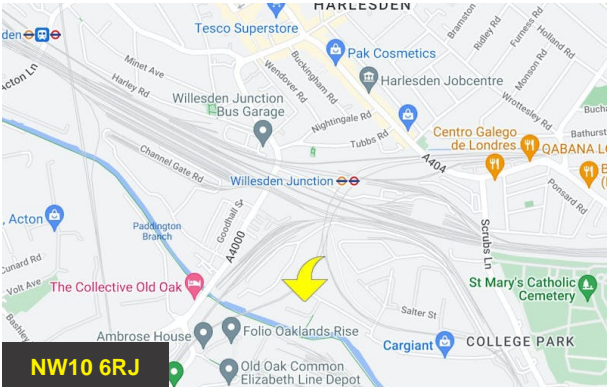
Description	sq ft	sq m
Warehouse & Offices	3,672	341.14
Total	3,672	341.14

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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