



Refurbished warehouse/industrial unit with offices and secure yard

## UNIT 13 GATEWAY INDUSTRIAL ESTATE

Hythe Road, Park Royal, NW10 6RJ

Industrial  
**TO LET**

**6,254 sq ft**  
(581.02 sq m)

- Up to 7.73 m floor to ceiling height
- Clear open plan layout
- 3 phase 100 amp power supply
- Secure gated forecourt
- Refurbished first floor offices
- Walking distance from Willesden Junction Station (Bakerloo and Overground)
- Full height roller shutter door (5.10m)

# Unit 13 Gateway Industrial Estate, Hythe Road, Park Royal, NW10 6RJ

## Summary

Available Size	6,254 sq ft
Rent	£21 per sq ft
Rates Payable	£8.87 per sq ft
Rateable Value	£100,000
Service Charge	N/A
VAT	Applicable
EPC Rating	E

## Description

Unit 9 Gateway offers a well-presented warehouse space with an open-plan layout, complemented by ancillary offices on the first floor.

Designed for efficiency, the unit provides seamless accessibility and practical features to support a range of business operations.

Available for a wide variety for storage and light industrial uses and available immediately.

## Location

Gateway Trading Estate is located on Hythe Road just off Scrubs Lane. To the North of White City and to the South of Harlesden, Ladbroke Grove and the Harrow Road in the heart of Old Oak Common.

The property is located a short walk from Willesden Junction Station just off Scrubs Lane which offers easy access to White City, Central London and the White City Junction of the A40 Westway and the Motorway network (M1, M4, M40 and M25).

## Accommodation

The accommodation comprises the following areas:

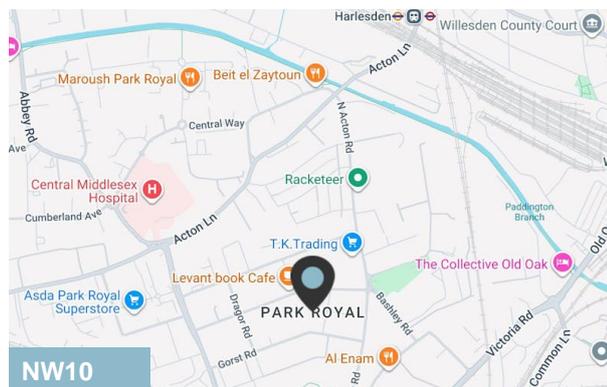
Name	sq ft	sq m	Availability
Ground	6,254	581.02	Available
<b>Total</b>	<b>6,254</b>	<b>581.02</b>	

## Viewings

Via arrangement with Dutch & Dutch.

## Terms

A new FRI Lease to be contracted Outside the Landlord and Tenant Act 1954.



## Viewing & Further Information



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