



Unit 1, Hogarth

39-40 Hythe Road, Willesden, NW10 6RS

**Warehouse / Trade Counter /
Showroom Unit with Forecourt**

12,627 sq ft

(1,173.09 sq m)

- 3 Phase power
- Palisade fencing
- Parking / Service area
- First-floor and ground-floor offices
- Close proximity to A40/A406
- Flexible terms available at competitive rates
- Walking distance to Willesden Junction UG Station (Bakerloo Line)

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Summary

Available Size	12,627 sq ft
Rent	£227,292 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located on Hythe Road due north of the White City junction on the A40 and is just off 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). Willesden Junction Underground Station (Bakerloo Line) is 1 mile away offering good public transport links into Central London and beyond.

Description

A versatile unit suitable for warehouse, trade counter or showroom use, offering great floor-to-ceiling height of approximately 6.15m rising to 8.4m, with the potential to remove the existing suspended ceiling to maximize height. The property extends to 12,627 sqft, comprising 10,867 sqft at ground floor and 1,760 sqft of first-floor offices and amenities, together with a delivery forecourt and parking area of approximately 5,658 sqft, including covered and uncovered areas.

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.

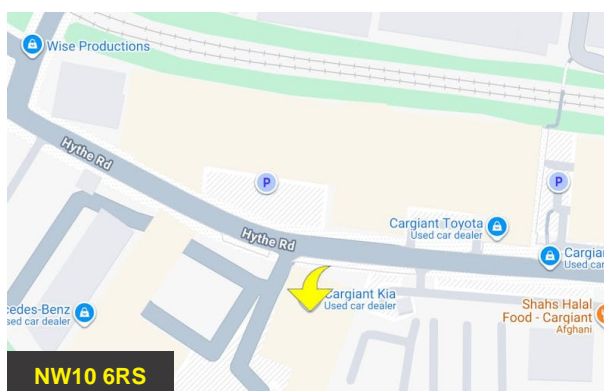
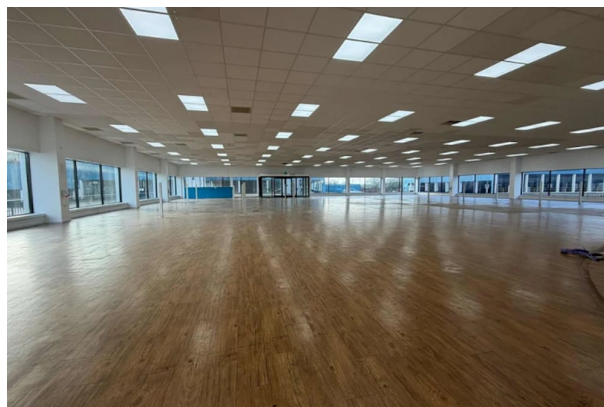
Description	sq ft	sq m
Ground Floor	10,867	1,009.58
First Floor	1,760	163.51
TOTAL	12,627	1,173.09
Covered Courtyard	2,829	262.82
Uncovered Courtyard	2,829	262.82

VAT

All prices are subject to VAT.

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.



Viewing & Further Information



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