



Unit 23-30, Hythe Road
Willesden, NW10 6RS

**Two-Storey Building with Large
Yard**

44,192 sq ft

(4,105.57 sq m)

- Up to 5.9 floor to ceiling height on the first floor
- Office areas
- Palisade fencing
- Parking & service area
- 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	44,192 sq ft
Rent	£662,880 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 site is located on Hythe road 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). Willesden Junction Underground Station (Bakerloo Line) is 0.8 miles away offering good public transport links into Central London and beyond.

Description

A well-located unit offering flexible accommodation with an existing structural intermediate floor, providing additional operational space. The property comprises approximately 24,359 sq ft at ground floor and 19,833 sq ft at first floor, together with rear and side yard areas of approximately 7,860 sq ft and a main secure yard of approximately 30,107 sq ft. Vehicle access is via a rear ramp to the first-floor warehouse, with shutter access to the ground floor, gated access directly onto Hythe Road, and additional access via the Apex Estate service road. The intermediate floor has a loading capacity of 5.0 kN/m² suitable for cars and light commercial vehicles, with floor-to-ceiling heights of approximately 2.6 meters at ground floor and up to 5.9 meters at first floor.

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.

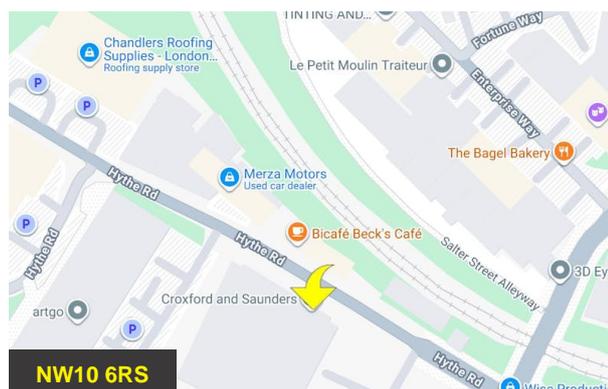
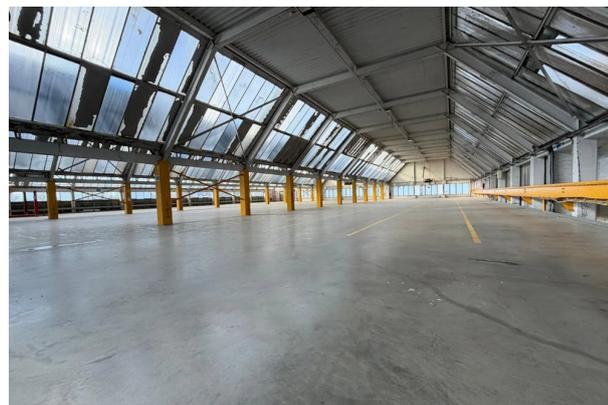
Accommodation

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

Description	sq ft	sq m
Ground Floor	24,359	2,263.03
First Floor	19,833	1,842.55
TOTAL	44,192	4,105.57
Rear / Side Yard	7,860	730.22
Main Yard	30,107	2,797.03

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



Jack Pay

020 8075 1238 | 07411 576313

jp@telsar.com



Tom Boxall

0208 075 1239 | 07481 186334

tb@telsar.com