



Unit 4 Apex Industrial Estate

22 Hythe Road, London, NW10 6RT

High Bay Industrial / Warehouse Unit

4,900 sq ft

(455.22 sq m)

- Fully refurbished
- Min eaves 7.2m rising to 10.4m at the apex
- Full height loading door
- Ample parking spaces
- Loading bay
- 3 Phase power & gas
- Securely gated estate
- Close proximity to A40
- Walking distance to Willesden Junction UG Station

Unit 4 Apex Industrial Estate, 22 Hythe Road, London, NW10 6RT

Summary

Available Size	4,900 sq ft
Rent	£115,176 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	C (75)

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. The warehouse benefits from an open plan layout with access gained via a full height concertina loading door serviced by a dedicated loading bay, benefiting from a max eaves height of 10.4m. Ample car parking spaces are situated to the front of the premises.

Location

Apex Industrial 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.

Accommodation

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

Name	sq ft	sq m
Unit - Unit 4	4,900	455.22
Total	4,900	455.22

Tenure

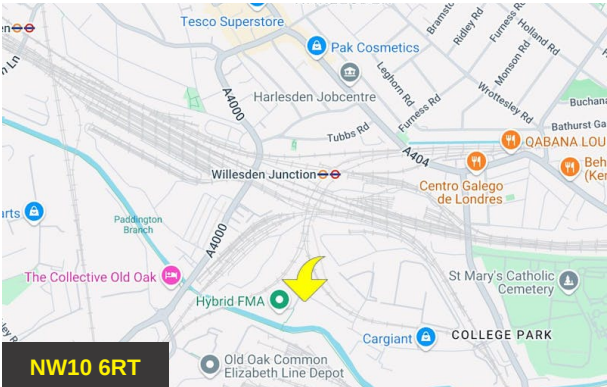
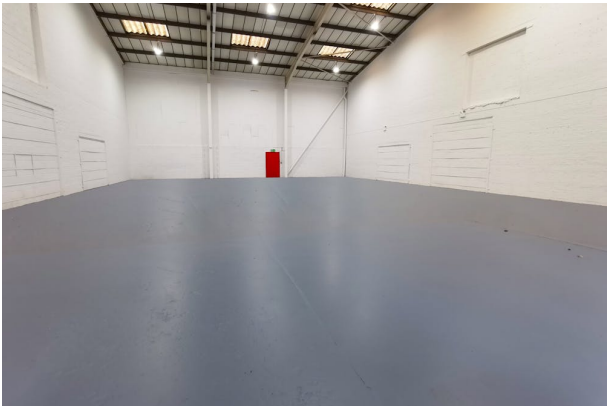
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

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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