



Unit 4, 2 Salter Street
London, NW10 6UN

**Industrial / Warehouse
Distribution Unit**

15,720 sq ft

(1,460.44 sq m)

- 7.7m floor to ceiling height
- 4 Roller shutter doors
- 3 Phase power & gas
- Parking & service area
- EPC Rating: B
- Flexible terms available at competitive rates
- Close Proximity to A40/A406
- Walking distance to Willesden Junction Station (Bakerloo Line)

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Summary

Available Size	15,720 sq ft
Rent	£314,400 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	B

Location

The building is located on Salter Street just off 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 1.1 miles away offering good public transport links into Central London and beyond.

Description

Unit 4 offers flexible usage with the potential to be reconfigured to suit a range of occupiers. While the unit is currently fitted as part of a paint workshop facility, the existing fit-out is not overly intensive and can be removed within a relatively short period, subject to an agreement being in place.

The property may also suit vehicle repair or specialist operators who could benefit from some of the existing infrastructure, including extraction and heating systems, with certain items of equipment potentially available by separate agreement. Externally, the unit benefits from a forecourt area, with line marking currently being undertaken.

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.

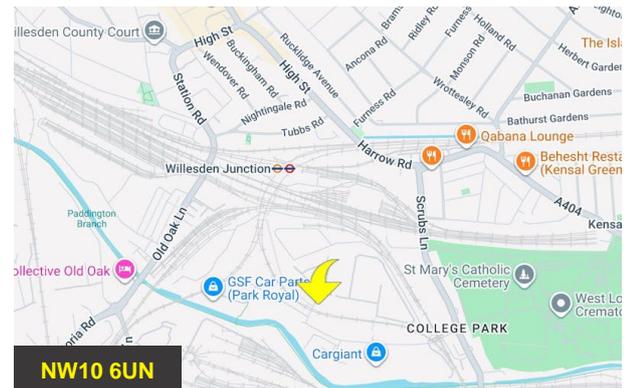
Description	sq ft	sq m
Warehouse	15,720	1,460.44
Total	15,720	1,460.44

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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