



Unit 5, 24 Salter Street
London, NW10 6UN

**Industrial / Warehouse
Distribution Unit**

24,688 to 65,901 sq ft

(2,293.59 to 6,122.40 sq m)

- Minimum height 3.5m rising to 6.7m
- 3 Phase power & gas
- High-volume warehouse space with strong natural light
- Generous yard and parking provisions
- Close Proximity to A40/A406
- Walking distance to Willesden Junction Station (Bakerloo Line)

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Summary

Available Size	24,688 to 65,901 sq ft
Rent	£357,984 - £840,240 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	Upon enquiry

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

A rare opportunity to secure substantial industrial accommodation in the heart of North West London, with two self-contained areas available either individually or combined to create a larger operational footprint tailored to occupier requirements. The property benefits from multiple roller shutter loading doors, excellent circulation space and strong HGV accessibility, supporting efficient day-to-day operations and seamless delivery movements. The flexibility to occupy one area independently or combine both units presents an attractive solution for occupiers requiring adaptable space in a highly sought-after industrial location.

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.

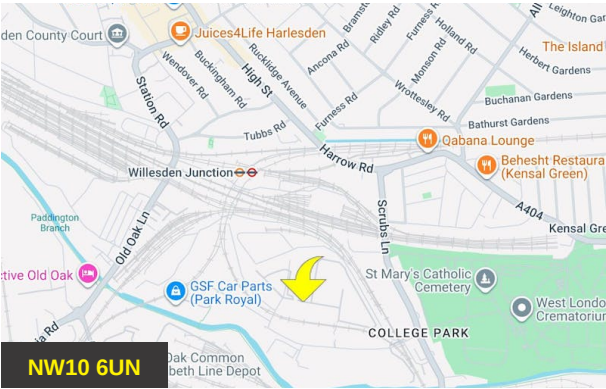
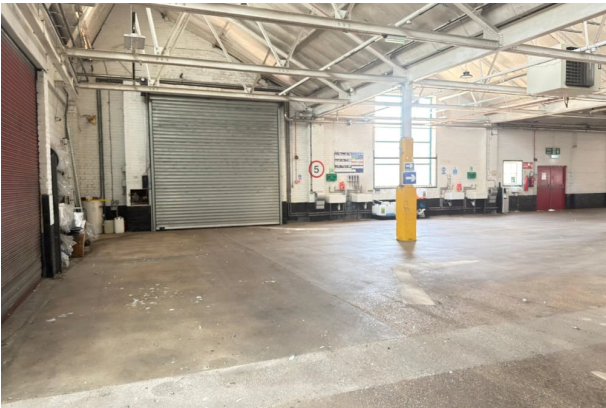
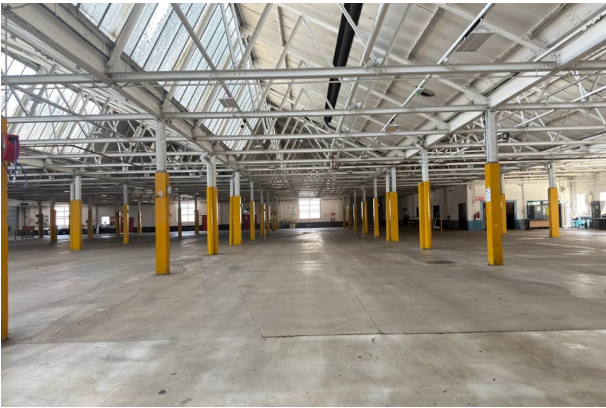
Description	sq ft	sq m
Unit 5a	24,688	2,293.59
Unit 5b	41,213	3,828.81
Unit 5	65,901	6,122.40
Total	131,802	12,244.80

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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