



**35 Hythe Road**  
Willesden, NW10 6RS

**Covered / Open Storage with  
Large Yard**

**21,860 sq ft**

(2,030.86 sq m)

- 3 Phase power
- Palisade fencing
- Hard standing floor
- Palisade Fencing compound
- Close proximity to A40/A406
- Flexible terms available at competitive rates
- Walking distance to Willesden Junction UG Station (Bakerloo Line)

# 35 Hythe Road, Willesden, NW10 6RS

## Summary

<b>Available Size</b>	21,860 sq ft
<b>Rent</b>	£262,320 per annum
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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

Secure compound spaces available to let in Hythe Road ideal for a variety of different uses. The compounds are located in a fully secure and gated estate with 24-hour access.

## 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
Covered / Open Storage	21,860	2,030.86
TOTAL	21,860	2,030.86
Open Yard	11,300	1,049.80

## VAT

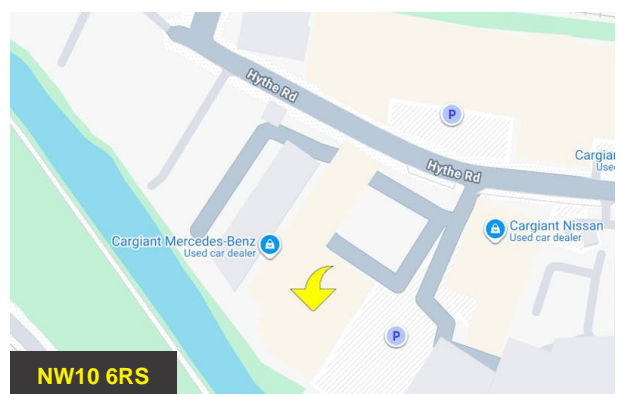
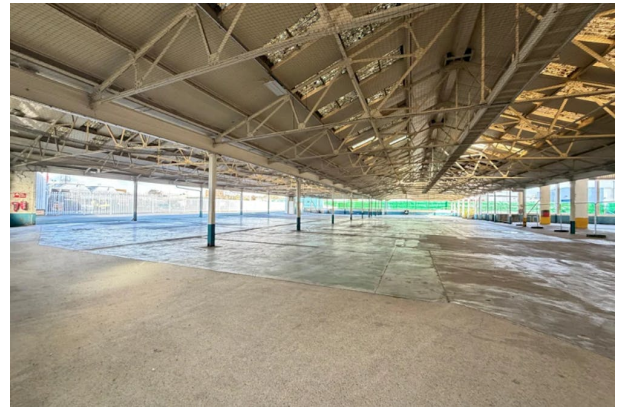
All prices are subject to VAT.

## 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.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



### Jack Pay

020 8075 1238 | 07411 576313

jp@telsar.com



### Tom Boxall

0208 075 1239 | 07481 186334

tb@telsar.com