



Unit 1 Apex Industrial Estate
22 Hythe Road, London, NW10 6RT

Industrial / Warehouse Unit

9,787 sq ft

(909.24 sq m)

- Full height loading door
- Ample parking spaces
- Loading bay
- 3 Phase power
- First floor storage
- Close proximity to A40
- Walking distance to Willesden Junction UG Station
- Ceiling heights: 3.7m (Ground to Mezzanine), 6.4m (Mezzanine to ceiling)

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Summary

Available Size	9,787 sq ft
Rent	£130,008 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

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 ancillary office accommodation to the first floor and additional first floor storage. Access is gained via a full height loading door and serviced by a dedicated loading bay. 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.

Description	sq ft	sq m
Ground Floor Warehouse	4,909	456.06
First Floor Office	596	55.37
Mezzanine	4,282	397.81
Total	9,787	909.24

Tenure

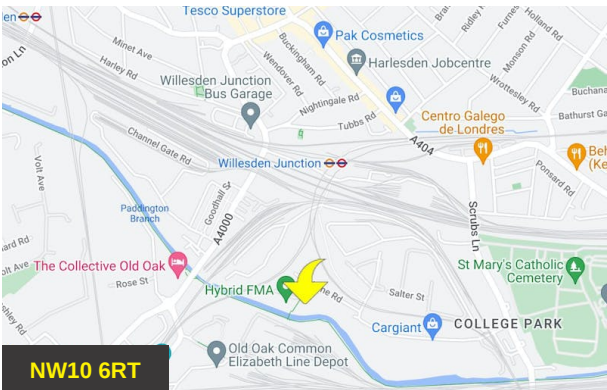
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

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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