TELSAR.com

TO LET



Unit 8, Triangle Business Centre

Fortune Way, White City, NW10 6UG

Warehouse / Light Industrial Unit

1,215 sq ft

(112.88 sq m)

- Floor to ceiling height 4.6m
- Up and over loading door
- Dedicated loading bay
- 3 phase power
- W/C
- 24/7 access
- Parking
- Walking distance to Willesden Junction UG Station (Bakerloo & Piccadilly Line)
- Close proximity to A40

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Summary

Available Size	1,215 sq ft
Rent	£36,456 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

Triangle Business Centre 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.

Description

The premises comprise a steel portal frame industrial/warehouse unit of brickwork elevations to a pitched roof. The warehouse benefits from an open plan layout and access is gained via an loading door with a dedicated loading bay. Allocated car parking is situated to the front of the premises.

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	1,215	112.88
Total	**1,215**	**112.88**

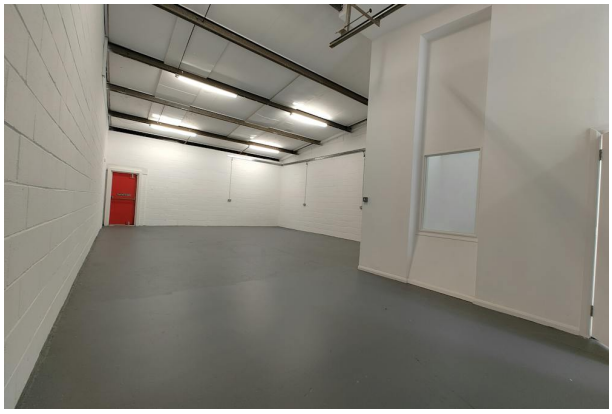
Anti-Money Laundering (AML) Requirements

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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