



Modern Industrial Unit
Ideal for storage / light industrial / catering

**TRIANGLE INDUSTRIAL
ESTATE**

Enterprise Way, NW10 6UG

**Industrial
TO LET**

1,233 sq ft
(114.55 sq m)

- Forcourt parking
- 4.4m floor to ceiling height
- Dedicated loading bay
- Roller shutter door
- Easy access to Central London in under 20 minutes
- Under 10 minutes walk from Willesden Junction Station (London Overground & Bakerloo)
- 3 phase 100 amp power supply

Triangle Industrial Estate, Enterprise Way, London, NW10 6UG

Summary

Available Size	1,233 sq ft
Rent	£36,996 per annum
Rates Payable	£18,315 per annum Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure.
Rateable Value	£33,000
Service Charge	Included in the rent
VAT	Applicable
EPC Rating	C

Description

Modern open plan warehouse/light industrial unit in NW10. Access is gained via a up and over roller shutter door and dedicated loading bay.

The property would be suitable for industrial / warehouse or commercial kitchen purposes and is available for immediate occupation.

Location

Triangle Industrial Estate is located on Hythe Road just off Scrubs Lane. To the North of White City and to the South of Harlesden, Ladbrooke Grove and the Harrow Road in the heart of Old Oak Common.

Accommodation

The accommodation comprises of the following

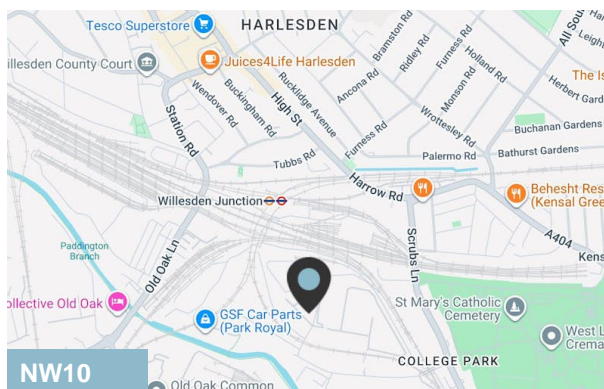
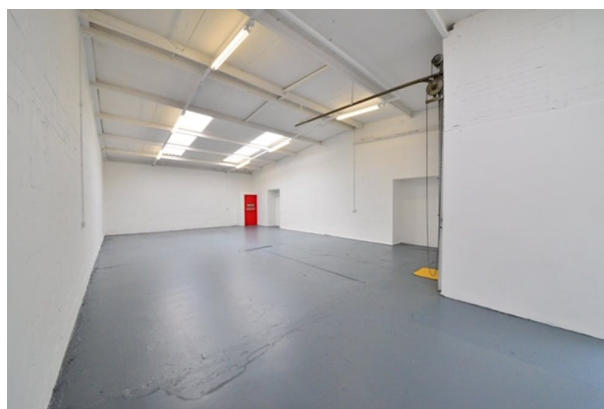
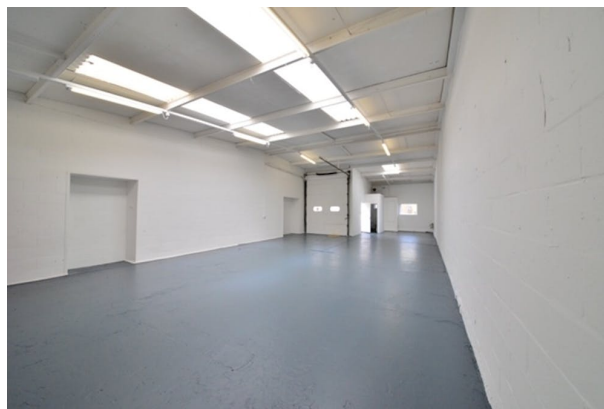
Name	sq ft	sq m	Availability
Ground - 3 Fortune Way	1,233	114.55	Available
Total	1,233	114.55	

Viewings

Strictly via arrangement through Dutch and Dutch.

Terms

A new lease for a term by arrangement to be contracted Outside the Landlord and Tenant Act.



Viewing & Further Information



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