



## 12 Enterprise Way, Triangle Industrial Estate

London, NW10 6UG

**Recently refurbished,  
warehouse unit with an  
open plan layout and good  
internal height.**

**1,233 sq ft**

(114.55 sq m)

- Clear open plan layout
- Dedicated loading bays
- Dedicated parking spaces
- Roller shutter door
- Close proximity to Central London
- 4.4m ceiling height
- 3 phase, 100 amp power
- Hard standing floor
- 24 hour access

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

## Summary

Available Size	1,233 sq ft
Rent	£36,996 per annum
Rates Payable	£12,599.75 per annum
Rateable Value	£25,250
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

## Description

This unit is ideal for industrial tenants looking for a small or large self contained light industrial unit with a 3.38m roller shutter and 4.4m eaves height. Each unit has the benefit of electric vehicle charging points, administration offices and three phase power.

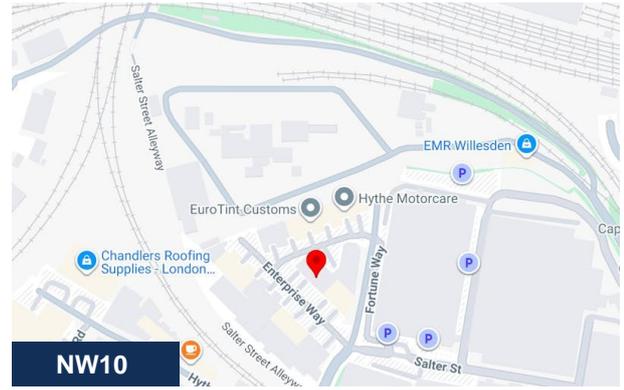
Please note that photos are for a general unit within Triangle Industrial Estate.

## Location

Triangle Industrial Estate is located on Enterprise Way in White City and can be accessed from Scrubs Lane. It is within close proximity to Ladbroke Grove Underground Station providing easy access into central London. Road links such as the M1 and M25 are also very easily accessible.

## Terms

The units are available by way of a new lease by a term of arrangement.



## Viewing & Further Information



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