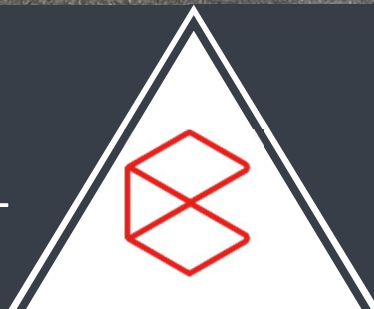




TO LET

Units 1 & 4 Apex Industrial Estate,
Hythe Road, Willesden, NW10 6RT

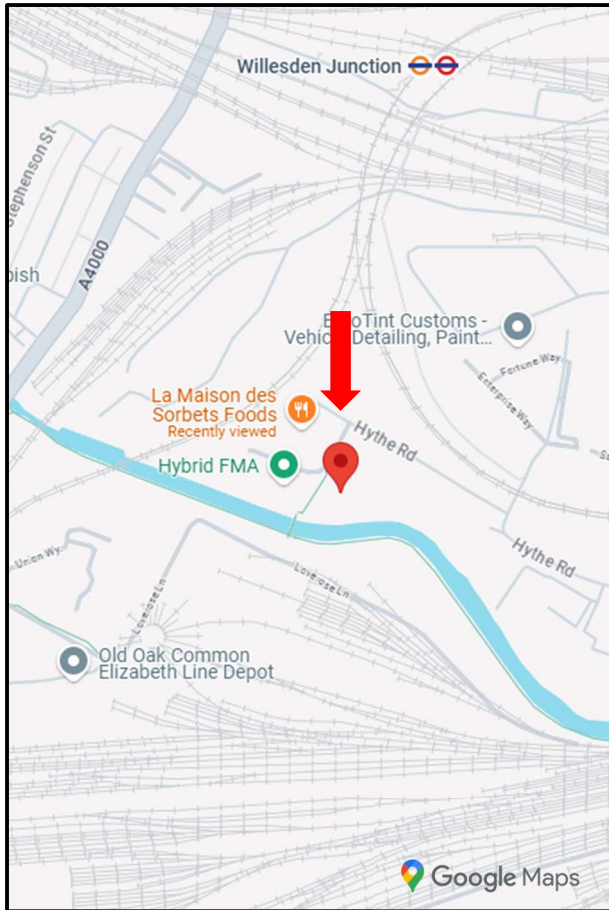


**Industrial/ Warehouse
Opportunities**
4,900 – 9,787 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Units 1 & 4 Apex Industrial Estate, Hythe Road, Willesden, NW10 6RT



Description

The units comprise warehouse / industrial accommodation of steel portal frame construction with part brick and part clad elevations. Access to the properties is via a full height loading door (Width 3.5m & Height 5m) or a separate staff entrance. The eaves height is approximately 7.2m rising to 10.4m at the apex.

The properties benefit from 3 phase power (100amp), gas supply, WC's, car parking spaces to the front of the property, concrete floors, translucent roof panels, lighting and loading bays.

Location

The properties are located on Apex Industrial Estate, on Hythe Road, in NW London. Access to Hythe Rd is from the A219 Scrubs Lane which provides a direct route to A40 (Westway) to the south. The A40 provides access to Central London to the east and the M40 and wider motorway network to the west.

The area is well served by public transport. Willesden Junction Station (Bakerloo Line and Overground services) is within walking distance of the property providing a regular service to central London.

Floor Areas (GIA)

	Sq ft	Sq m
Unit - 1	9,787	909.24
Unit - 4	4,900	455.22

Terms

A new full repairing and insuring lease is available for a term by agreement. Subject to Contract.

Rates

Interested parties are to make their own enquiries via The London Borough of Hammersmith & Fulham.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through agents Grant Mills Wood:-



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 07974 231 352



Jonathan Hay
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Fabian Stuart Smith
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Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Business rates - Interested parties are advised to make their own enquires via the London Borough of Hammersmith & Fulham. December 2024.

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