



Unit 9, Gateway Industrial Estate

London, NW10 6RJ

Open Plan Warehouse With First Floor Offices

4,738 sq ft

(440.17 sq m)

- Dedicated loading bay
- Translucent roof panels
- 4 dedicated car parking spaces
- 5.9m eaves height rising to 7.5m at the apex

Unit 9, Gateway Industrial Estate, London, NW10 6RJ

Summary

Available Size	4,738 sq ft
Rent	£24 per sq ft
Rates Payable	£9.09 per sq ft
Rateable Value	£78,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

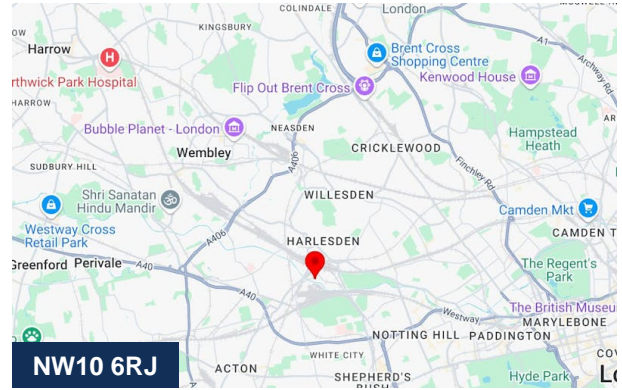
Name	sq ft	sq m	Availability
Unit	5,232	486.07	Available
Total	5,232	486.07	

Description

The units are of a steel frame construction with brick and profiled steel clad elevations. There are offices on the first floors with suspended ceilings, lighting and carpets. There is a full height roller shutter door and loading bay. Allocated car parking spaces are situated to the front of the premises with an adjacent area of hardstanding.

Location

Gateway Industrial Estate is located in Park Royal at the western end of Hythe Road off Scrubs Lane. Access to the A40 is close by with excellent links to the motorway network and surrounding areas. Willesden Junction and White City Train Stations are close by providing easy access to Central London.



Viewing & Further Information



Finlay Milnes

020 8429 9009 | 07522 700 508

finlay@davidcharles.co.uk



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/12/2025

