



Unit 5, Gateway Industrial Estate

Park Royal, NW10 6RJ

Refurbished unit with full height roller shutter, 5.9 m eaves & hardstanding

3,672 sq ft
(341.14 sq m)

- Full height roller shutter door (5.14m)
- Dedicated loading bay
- Three phase power
- Translucent roof panels
- 4 dedicated car parking spaces
- 5.9m eaves height rising to 7.5m at the apex

Unit 5, Gateway Industrial Estate, Park Royal, NW10 6RJ

Summary

| | |
|----------------|-------------------|
| Available Size | 3,672 sq ft |
| Rent | £88,128 per annum |
| Rates Payable | £25,344 per annum |
| Rateable Value | £49,500 |
| Service Charge | N/A |
| VAT | Applicable |
| EPC Rating | D |

Description

The units are of a steel frame construction with brick and profiled steel clad elevations. There are refurbished 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.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Availability |
|---------------|--------------|---------------|------------|--------------|
| Unit - Unit 5 | 3,672 | 341.14 | £32 /sq ft | Available |
| Total | 3,672 | 341.14 | | |

Lease

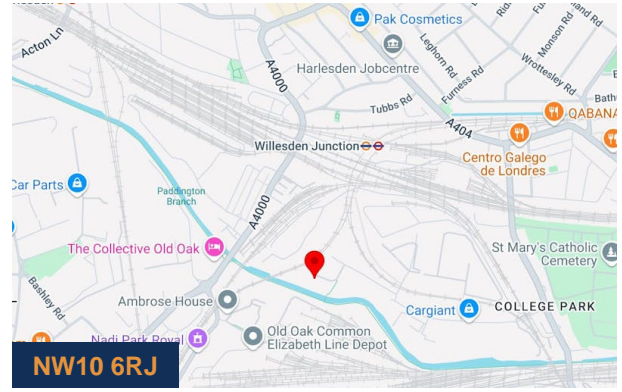
The property will be let on a Full Repairing and Insuring basis and will be excluded from the Landlord & Tenant Act 1954.

VAT

VAT per annum is £24 per sqft

Video

- Gateway tour - <https://www.youtube.com/watch?v=-q2-WeY4wiU>



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 16/09/2025