



TO LET

1,722 sq ft (160 sq m) Industrial / Warehouse Unit
Unit 1, 86 Goodhall Street, London, NW10 6TS

**AVISON
YOUNG**

Location

The unit is located on Goodhall Street, adjacent to Old Oak Lane. The property lies within an established industrial area in Park Royal. The property benefits from excellent connections to central London and the M25 via the A40 (Western Avenue) and the A406 (North Circular).

❑ Willesden Junction	0.2 Miles
❑ Harlesden Station	0.8 Miles
❑ A40 Western Ave	0.9 Miles
❑ Central London	8.3 Miles
❑ Heathrow Airport	13 Miles

Description

Unit 1 is a 1,722 sq ft industrial / warehouse unit situated a 3-minute walk from Willesden Junction station. It benefits from a shared yard to the front of the unit, as well as the following amenities:

- Gated Estate
- Roller shutter door
- 24 Hour Access
- Mezzanine
- 2 allocated car parking spaces.
- First floor office space
- Kitchenette
- EPC - C

Tenure

The property is available on a flexible short-term basis. Further information is available from the marketing agents.

In addition to commercial uses, our client will also consider proposed uses which deliver social value. For further information please visit: <https://consult.opdc.London.gov.uk/early-activation>

Rent

£32,287.50 p.a. (£18.75 psf)

Service Charge

Available on application to the marketing agents.

Business Rates

Interested parties should make enquiries of the Valuation Office Agency (VOA).

Use

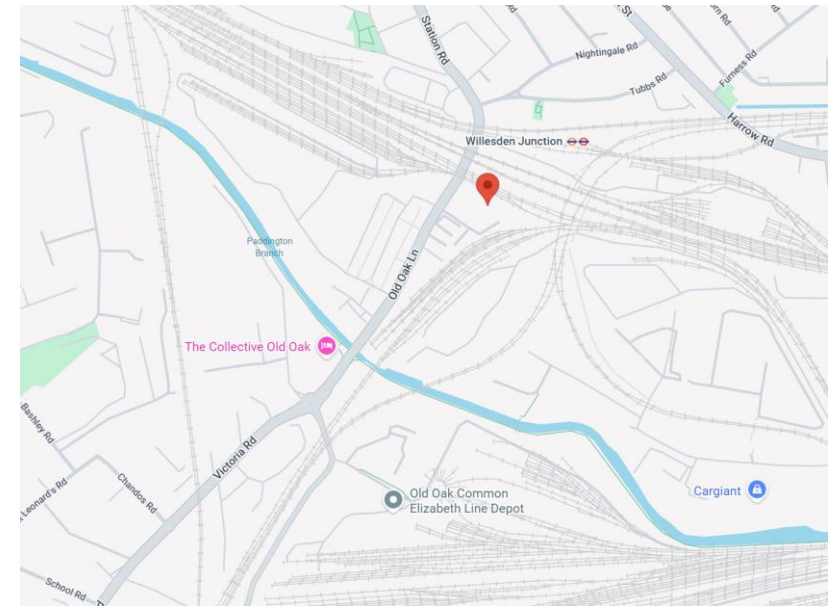
Use Class B2 (General Industrial) / B8 (Storage and Distribution)

VAT

VAT will be charged at the standard rate.

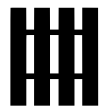
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1,722 sq ft



Gated Estate



24 Hour Access



Allocated Parking

Get more information

**AVISON
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