



Unit 13 Gateway Trading Estate, Hythe Road

White City, NW10 6RJ

Secure Warehouse & Forecourt With Offices, Available On Flexible Terms

6,254 sq ft

(581.02 sq m)

- Clear open plan layout
- Staff amenities
- Up to 7.73 m floor to ceiling height
- Electric shutter
- Dedicated loading bay
- Hard standing floor
- 3 phase 100 amp power supply
- Translucent roof panels
- Secure gated forecourt
- First Floor offices accommodation
- Close proximity to central London

- 24-Hour access

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Summary

Available Size	6,254 sq ft
Rent	£150,096 per annum
Rates Payable	£55,500 per annum
Rateable Value	£100,000
Service Charge	£1,105.41 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

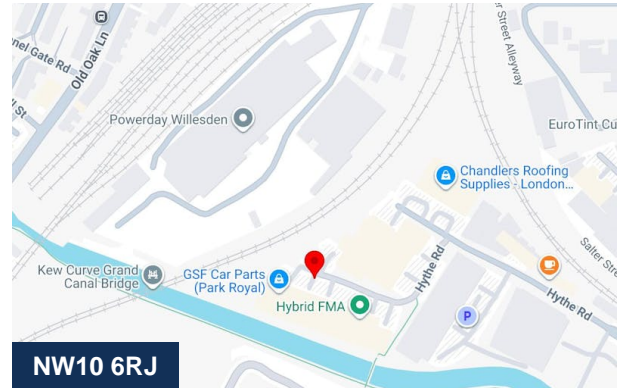
Description

Unit 13 comprises a well-configured industrial unit providing practical and efficient warehouse accommodation in a prime NW10 location. The property offers an open warehouse with good natural light, complemented by fitted office space and staff facilities, making it suitable for a wide range of industrial, trade or storage occupiers.

The unit benefits from a secure gated forecourt suitable for loading and parking, together with great access, while its position within the established Gateway Trading Estate offers strong connectivity to the A406 North Circular, A40 and wider motorway network.

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



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



Thomas O'Malley

02084299005

tom@davidcharles.co.uk

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