



**TO LET**

**10,387 sq ft (965 sq m) Industrial / Warehouse Unit**

**Unit 3, Ursula Lapp Estate, Old Oak Lane, London, NW10 6UD**

**AVISON  
YOUNG**

## Unit 3, Ursula Lapp Estate, Old Oak Lane, London, NW10 6UD

### Location

The unit is located on 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 3 is a 10,387 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:

- Large, secured yard
- 1 level access loading door
- 1 roller shutter door
- 24 Hour Access
- 5.6m (18ft 4in) Eaves Height
- Pallet racking
- Ground and 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

£163,595.25 p.a, (£15.75 psf)

### Service Charge

TBC

### Business Rates

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

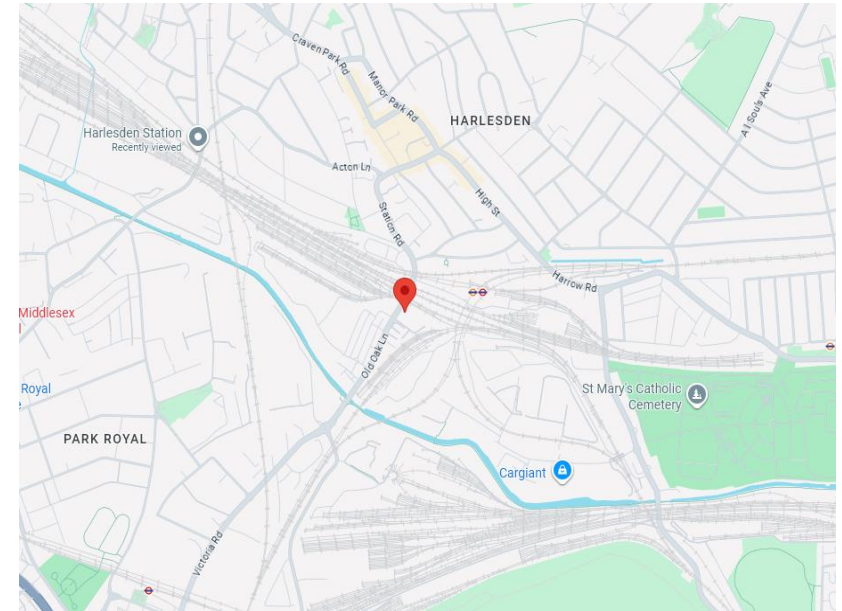
### Use

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

### VAT

VAT will be charged at the standard rate.

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10,387 sq. ft.



5.6m (18ft 4in) Eaves Height



Large, Secure Yard



24 Hour Use Available

# Get more information

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