



## Unit 9, Gateway Industrial Estate

London, NW10 6RJ

**Fully fitted freezer unit with full height roller shutter, 5.5m eaves and hardstanding.**

**4,794 sq ft**

(445.38 sq m)

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

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## Summary

Available Size	4,794 sq ft
Rent	£95,880 per annum
Rateable Value	£78,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

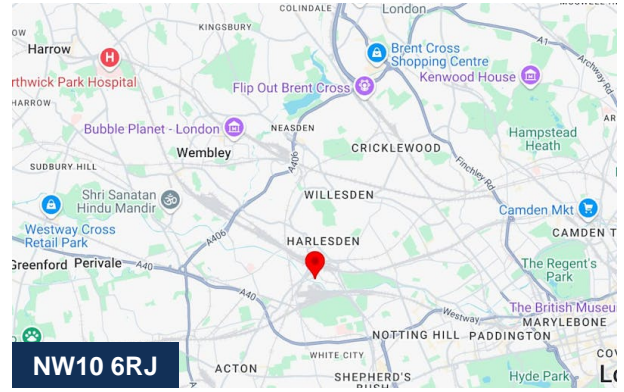
Name	sq ft	sq m	Availability
Unit	5,232	486.07	Available
<b>Total</b>	<b>5,232</b>	<b>486.07</b>	

## 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

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