



Unit 5, Chapmans Park Industrial Estate

378 High Road, Willesden, London, NW10 2DY

**Modern Light industrial unit
close to A406 North Circular
Road on secure gated estate**

6,021 sq ft
(559.37 sq m)

- Modern Unit
- 5.0 m eaves
- 6.75 m ridge
- Fitted offices
- Gas-fired central heating
- 3 phase power
- Secure gated estate

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Summary

Available Size	6,021 sq ft
Rent	£22 per sq ft
Rates Payable	£34,048 per annum 2023 Rateable value. Prospective tenants to independently verify this information
Rateable Value	£66,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The property comprises a modern light industrial/warehouse/trade counter unit on a secure gated estate with ground and first floor offices. The offices have the benefit of gas-fired central heating, carpets and suspended ceilings. Externally there are areas of hardstanding and parking.

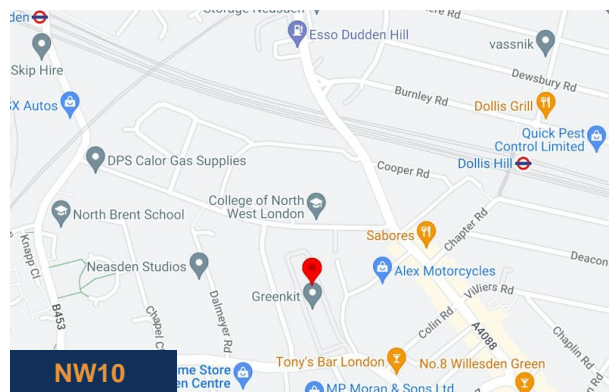
Location

The property is located on the north side of the A407 close to its junction with Brenthurst Road with easy access to the A406 North Circular Road via the A4088. Dollis Hill and Neasden underground stations are closed by (Jubilee Line) and there are numerous bus routes in the area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,315	493.78	Available
1st	706	65.59	Available
Total	6,021	559.37	



Viewing & Further Information



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