



Triangle Industrial Estate, Enterprise Way

London, NW10 6UG

The units have been recently refurbished throughout and can be let individually (1,232 sqft) or combined (3,696 sqft).

1,233 to 3,699 sq ft
(114.55 to 343.65 sq m)

- Dedicated loading bays
- Parking available
- Roller shutter door
- Clear open plan layout
- Close proximity to Central London
- 3.25m minimum eaves height rising to 4m at the apex
- Three phase power

Triangle Industrial Estate, Enterprise Way, London, NW10 6UG

Summary

Available Size	1,233 to 3,699 sq ft
Rent	£30 per sq ft
Rates Payable	£13,184 per annum Estimated per unit
Rateable Value	£25,750
Car Parking	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The units are ideal for industrial tenants looking for a small or large self contained light industrial unit with a 3.35m roller shutter and 4m eaves height. Each unit has the benefit of electric vehicle charging points, administration offices and three phase power.

Location

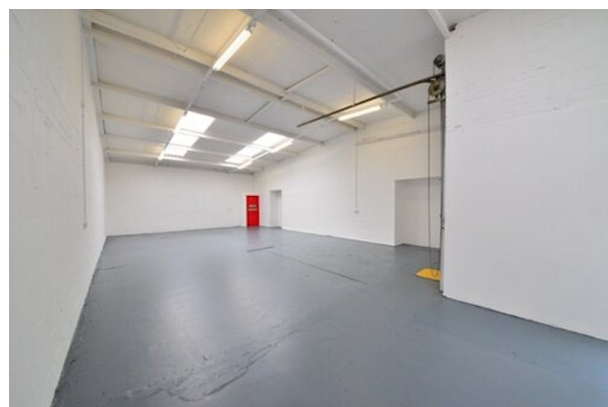
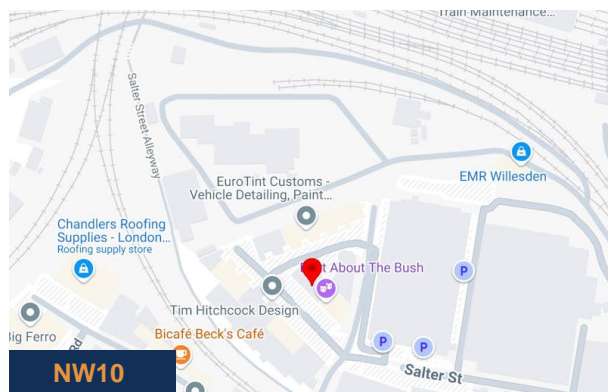
Triangle Industrial Estate is located on Enterprise Way in White City and can be accessed from Scrubs Lane. It is within close proximity to Ladbroke Grove Underground Station providing easy access into central London. Road links such as the M1 and M25 are also very easily accessible.

Accommodation

Name	sq ft	sq m	Availability
Unit - 20 Enterprise Way	855	79.43	Available
Unit - 2 Fortune Way	1,233	114.55	Available
Unit - 13 Fortune Way	1,240	115.20	Available
Total	3,328	309.18	

Terms

The units are available by way of a new lease by a term of arrangement.



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



Lily O'Donnell

020 8429 9009 | 07522 700508
lily@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/10/2024