

**TO LET – WAREHOUSE/WORKSHOP SPACE
CLOSE PROXIMITY TO CENTRAL LONDON**



**Unit 10 Gateway Trading Estate,
Hythe Road, White City, NW10 6RJ**

**5,235 sq. ft.
(486.35 sq. m.)**

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Location

The property is located on Hythe Road, Park Royal, which is well situated in terms of direct access to the A40 and North Circular Road.

The nearest tube station is Willesden Junction (Overground & Bakerloo Line) which is approximately a 10-minute walk from the property. Other nearby stations include Harlesden, Kensal Rise, North Acton and East Acton which are also in walking distance from the estate.



A406 – North Circular Road	2.4 miles
A40 – Western Avenue	1.5 miles
M1 – Junction 1	6.0 miles
Covent Garden – Central London	6.9 miles



Willesden Junction	0.8 miles
Harlesden	1.2 miles
North Acton	1.0 miles
East Acton	1.5 miles

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The Property

The premises comprises a modern mid terrace warehouse of steel construction with brick and profile-clad elevations, incorporating a single loading door, and 1st floor offices, together with car parking.

Accommodation

The property offers the following approximate Gross External Accommodation: -

Unit 14	Sq. Ft.	Sq. M.
Ground Floor (Including undercroft)	4,464	414.71
First Floor Office	771	71.64
Grand Total	5,235	486.35



Amenities

The property benefits from the following amenities: -

- 6.6 minimum eaves rising to 7.7m at the apex
- Full height roller shutter door
- LED Lighting
- 8 Car parking spaces
- First floor offices with partition / meeting room
- Kitchenette
- Dedicated loading bay
- Three phase power

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Terms

The unit is available on the basis of a lease assignment of the current lease which expires in March 2032. The lease has a mutual break option in November 2027.

The passing rent is currently **£91,128** per annum exclusive.

Alternatively, a new underlease may be available, subject to approval from the landlord.

Rates

According to the Valuation Office website the current rateable value of the property is £80,000.

Rates payable 2023/2024 = approximately £40,960 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hammersmith and Fulham billing authority.

Service Charge

Further details available from the agents.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

D (85)



Viewing

Strictly through prior arrangement with sole agent Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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