



## 6-13 Hythe Road

London, NW10 6RR

**Substantial warehouse & light industrial building over ground and first floor with yards.**

**27,739 to 65,520 sq ft**

(2,577.04 to 6,087.01 sq m)

- Entire - 65,520 sqft with 22,671 sqft yard
- Unit 1 - 27,792 sqft with 9,949 sqft yard
- Unit 2 - 37,760 sqft with 12,722 sqft yard

# 6-13 Hythe Road, London, NW10 6RR

## Summary

<b>Available Size</b>	27,739 to 65,520 sq ft
<b>Rent</b>	£12 - £15.20 per annum
<b>Business Rates</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

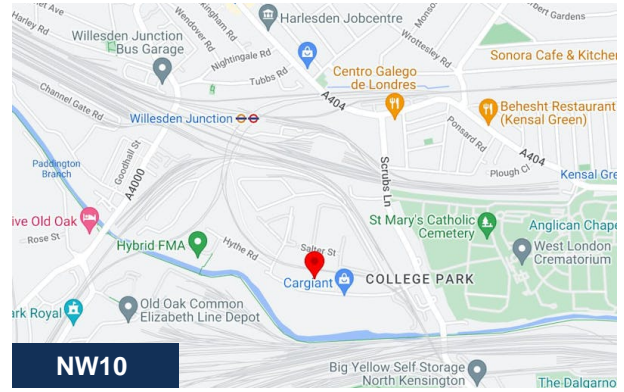
Name	sq ft	sq m	Rent	Availability
Unit	65,520	6,087.01	£12 /sq ft	Available
Unit - 1	27,739	2,577.04	£15.04 /sq ft	Available
Unit - 2	37,760	3,508.02	£15.20 /sq ft	Available
<b>Total</b>	<b>131,019</b>	<b>12,172.07</b>		

## Description

The building is of brick construction with eaves height from 3.9 metres to 5.3 metres. It is equipped with several roller shutter doors and includes a total of three separate yard areas, two at the front and one yard to the west of the property. The property is available for lease either as a whole, comprising 65,520 square feet, or divided into two units: Unit 1 of 27,792 square feet and Unit 2 of 37,760 square feet.

## Location

The building is situated on Hythe Road in White City, within the London Borough of Brent. It benefits from excellent access to the A40 (North Circular), just 0.6 miles away, providing convenient links to the motorway network. Willesden Junction Station, located 0.7 miles from the site, is served by both the London Overground and Bakerloo lines. Harlesden Station, 1.1 miles away, offers services on the London Overground's North London Line and Watford DC Line, as well as the Bakerloo line. Additionally, the area is well-served by numerous bus routes.



## 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

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