

316 & 318 LATIMER ROAD  
LONDON W10 6QN

  
david charles  
property consultants

020 8866 0001

17,915 FT.<sup>2</sup> / 1,664 M<sup>2</sup> - LIGHT INDUSTRIAL / OFFICE BUILDING  
FREEHOLD INVESTMENT FOR SALE  
DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)



## LOCATION

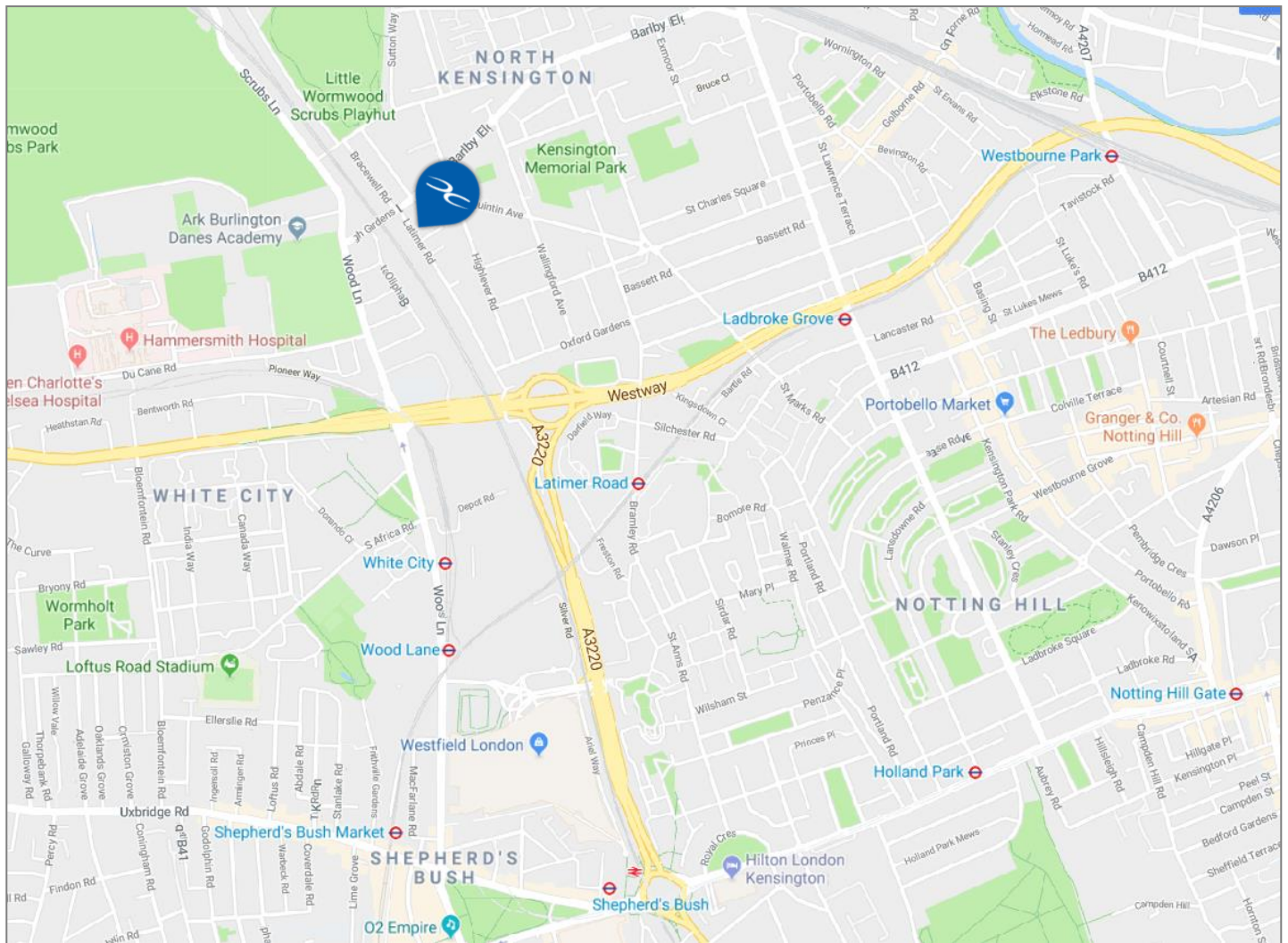
The property is located on the east side of Latimer Road midway between North Pole Road and Snarsgate Street. Latimer Road underground station (Circle & Hammersmaith & City lines) is ¾ mile away. The A40 Westway and Westfield London shopping centre close by.

## ACCOMMODATION

The building comprises a brick built an office / light industrial / warehouse property that has been well appointed by the occupier to provide a mix of offices, studios and storage areas. A large proportion of the building has the benefit of heating/air conditioning. To the front there is a forecourt that may accommodate up to 5 vehicles with rear loading/pedestrian access via Snarsgate Street. Subject to planning consent the premises may have development potenatial. Prospective purchasers are advised to make their own enquiries to satisfy themseleves in this regard. EPC Rating D (94)

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





## FLOOR AREAS (GIA)

Ground Floor	12,465 sqft	1,158 sqm
Mezzanine	5,450 sqft	506 sqm
Total	17,915 sqft	1,664 sqm

## LEASE

The premises are let to Visual Data Media Services Limited by way of a lease for a term to expire on 4 February 2023. The lease is excluded from the Landlord and Tenant Act 1954. The current passing rent is £200,000 per annum exclusive with fixed uplifts to £225,000 pa on 5 February 2019, £240,000 pa on 5 February 2020 and £260,000 pa on 5 February 2021. A copy of the lease is available upon request.

## TERMS

The freehold interest of the property is available subject to the existing lease.

## PRICE

**Offers in excess of £5.0 million (subject to contract)**

## VIEWINGS

Strictly by appointment through sole agents –

**PETER AMSTELL**

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