



## 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

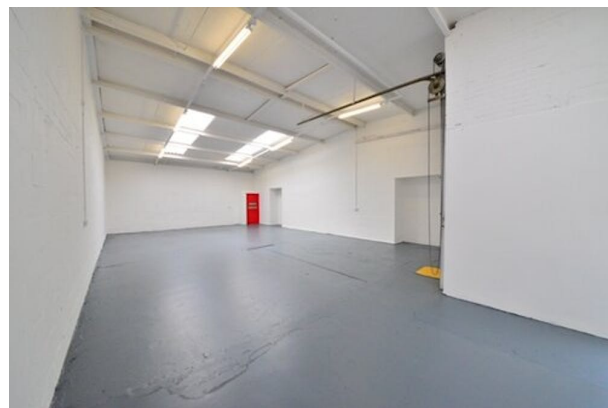
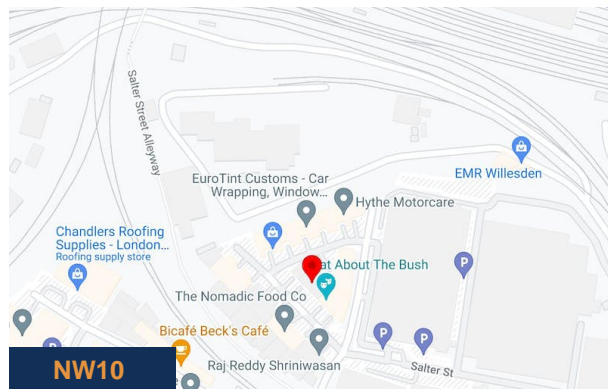
Triangle Industrial Estate is located on Enterprise Way in White City and can be accessed from Scrubs Lane. It is within close proximity to Ladbroke Grove Underground Station providing easy access into central London. Road links such as the M1 and M25 are also very easily accessible.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 13 Enterprise Way	1,233	114.55	Available
Unit - 16 Enterprise Way	1,373	127.56	Available
Unit - 8 Enterprise Way	1,232	114.46	Available
Unit - 7 Fortune Way	1,236	114.83	Available
<b>Total</b>	<b>5,074</b>	<b>471.40</b>	

## Terms

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



## Viewing & Further Information



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