



## Unit 6

Manhattan Business Park, London, W5 1UP

## Light Industrial Unit With Parking & Office Space - To Let

**4,427 sq ft**  
(411.28 sq m)

- 6.5m Eaves Height
- 1 Minute Away from A40 Western Avenue and A406 North Circular Road
- Accessible Through Westgate
- 1 Full Electric Level Loading Door
- 5 Car Parking Spaces

# Unit 6, Manhattan Business Park, London, W5 1UP

## Summary

Available Size	4,427 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

## Description

Unit 6 is a 4,427 square-foot unit (including a mezzanine of 1,665 sqft), featuring fitted office accommodation on both the ground and first floors.

There are 3 designated parking bays and 2 further parking spaces on the service road.

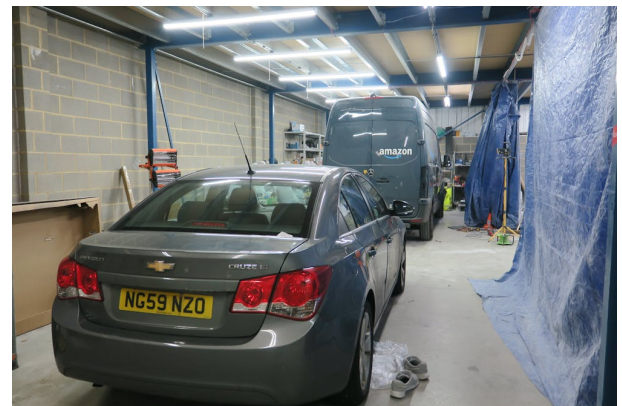
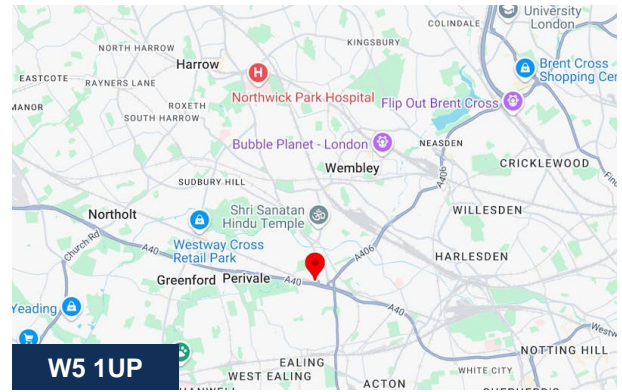
## Location

Manhattan Business Park is situated on Westgate just off the A40/Western Avenue which links to the M40, M25 and A406/North Circular Road. The closest motorway is Junction 1, M1 which is 4.5 miles away and Junction 16, M25 is 10.9 miles away. Hanger Lane tube station is 0.4 miles away which runs on the Central Line providing access to Central London. Beyond Hanger Lane, just 0.8 miles away, is Park Royal tube station which runs on the Piccadilly Line also providing services into the Central London.

## Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Availability
Ground	Industrial/Logistics	2,258	209.78	Available
Mezzanine	Industrial/Logistics	1,665	154.68	Available
1st	Office	504	46.82	Available
<b>Total</b>		<b>4,427</b>	<b>411.28</b>	



## Viewing & Further Information



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