



## Unit 2

Manhattan Business Park, London, W5 1UP

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

**6,290 sq ft**

(584.36 sq m)

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

# Unit 2, Manhattan Business Park, London, W5 1UP

## Summary

<b>Available Size</b>	6,290 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E

## Description

Unit 2 is a 6,920 square-foot unit (including approximately 1,742 square feet of mezzanine space), 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.

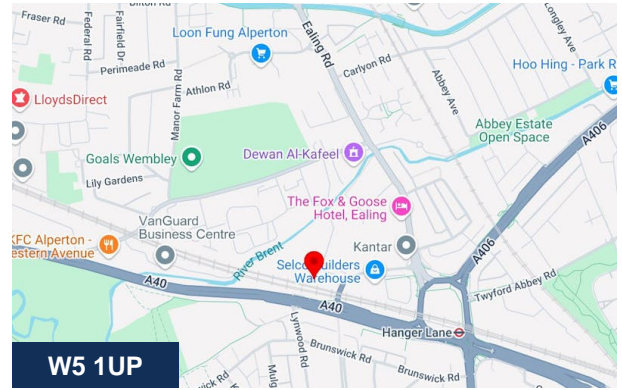
## Location

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	sq ft	sq m	Availability
Ground - Warehouse	4,056	376.81	Available
Mezzanine	1,742	161.84	Available
1st	1,122	104.24	Available
<b>Total</b>	<b>6,920</b>	<b>642.89</b>	



## 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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/09/2024

