



## 4-5 Hythe Road

London, NW10 6RR

### Ground floor warehouse / light industrial building with yard

**25,542 sq ft**

(2,372.93 sq m)

- 9,185 sqft yard
- 20 parking spaces
- Three phase power
- 4x roller shutters
- Concrete floor
- Willesden Junction Station (0.7 miles)
- A40 north Circular (0.6 miles)

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## Summary

<b>Available Size</b>	25,542 sq ft
<b>Rent</b>	£22 per sq ft
<b>Rates Payable</b>	£35,797.94 per annum
<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	Availability
Ground - 4-5	25,542	2,372.93	Available
<b>Total</b>	<b>25,542</b>	<b>2,372.93</b>	

## Description

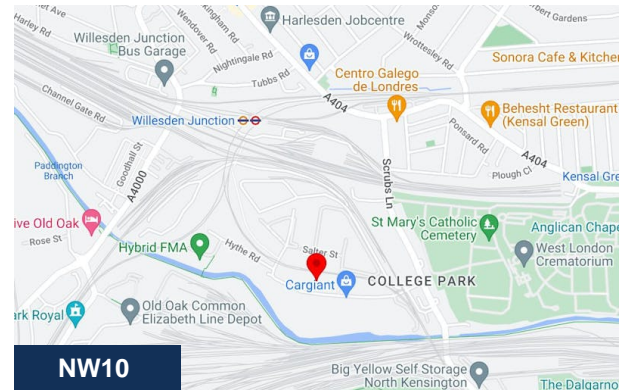
The building is of brick construction with eaves height from 6.8 metres to 7.15 metres. The premises are equipped with 4 roller shutter doors each measuring 3.767 metres in height and 4.237 metres in width. There is a yard of 9,185 sqft adjacent to the building and 20 parking spaces.

## 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.

## Terms

The premises is available by way of a new lease for a term to be agreed.



## Viewing & Further Information



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