



## 13 Fortune Way, Triangle Industrial Estate

London, NW10 6UF

**Recently refurbished,  
warehouse unit with an  
open plan layout and good  
internal height.**

**1,240 sq ft**

(115.20 sq m)

- Dedicated loading bays
- Parking available
- Roller shutter door
- Clear open plan layout
- Close proximity to Central London
- Up to 4.7m ceiling height
- 3 phase, 100 amp power
- Hard standing floor
- 24 hour access

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## Summary

Available Size	1,240 sq ft
Rent	£37,200 per annum
Rates Payable	£12,100.75 per annum Estimated per unit
Rateable Value	£24,250
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
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.

Please note that photos are for a general unit within Triangle Industrial Estate.

## 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.

## Terms

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



## Viewing & Further Information



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