



## Unit 4, 2 Salter Street

London, NW10 6UN

### Prime Warehouse / Industrial Building In An Established Industrial Estate

**15,720 sq ft**

(1,460.44 sq m)

- 7.70m floor to ceiling height
- Staff amenities
- First-floor and ground-floor offices
- 3 phase 200 amp power supply
- Parking/Service area
- Flexible terms available at competitive rates
- Close Proximity to A40/A406

# Unit 4, 2 Salter Street, London, NW10 6UN

## Summary

<b>Available Size</b>	15,720 sq ft
<b>Rent</b>	£314,400 per annum
<b>Rates Payable</b>	£28,817.28 per annum
<b>Service Charge</b>	£991 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

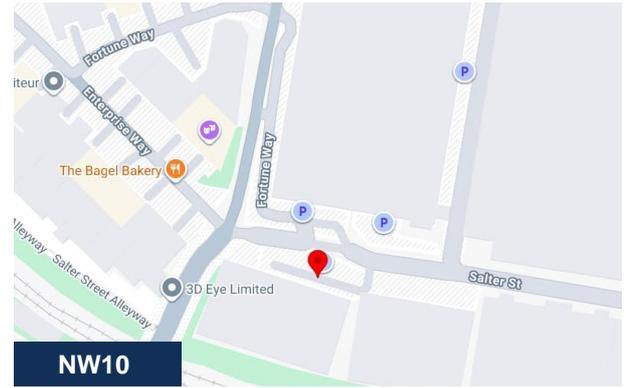
## Description

Unit 4 offers flexible usage with the potential to be reconfigured to suit a range of occupiers. While the unit is currently fitted as part of a paint workshop facility, the existing fit-out is not overly intensive and can be removed within a relatively short period, subject to an agreement being in place.

The property may also suit vehicle repair or specialist operators who could benefit from some of the existing infrastructure, including extraction and heating systems, with certain items of equipment potentially available by separate agreement. Externally, the unit benefits from a forecourt area, with line marking currently being undertaken.

## Location

The building is situated on Salter Street 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, Watford DC Line and the Bakerloo Line. Additionally, the area is well-served by numerous bus routes.



## Viewing & Further Information



**George Moriarty**

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



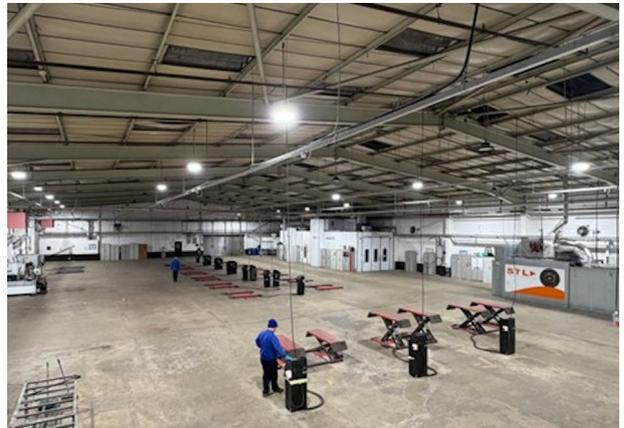
**Tom O'Malley**

020 8429 9005 | 07522 700 508

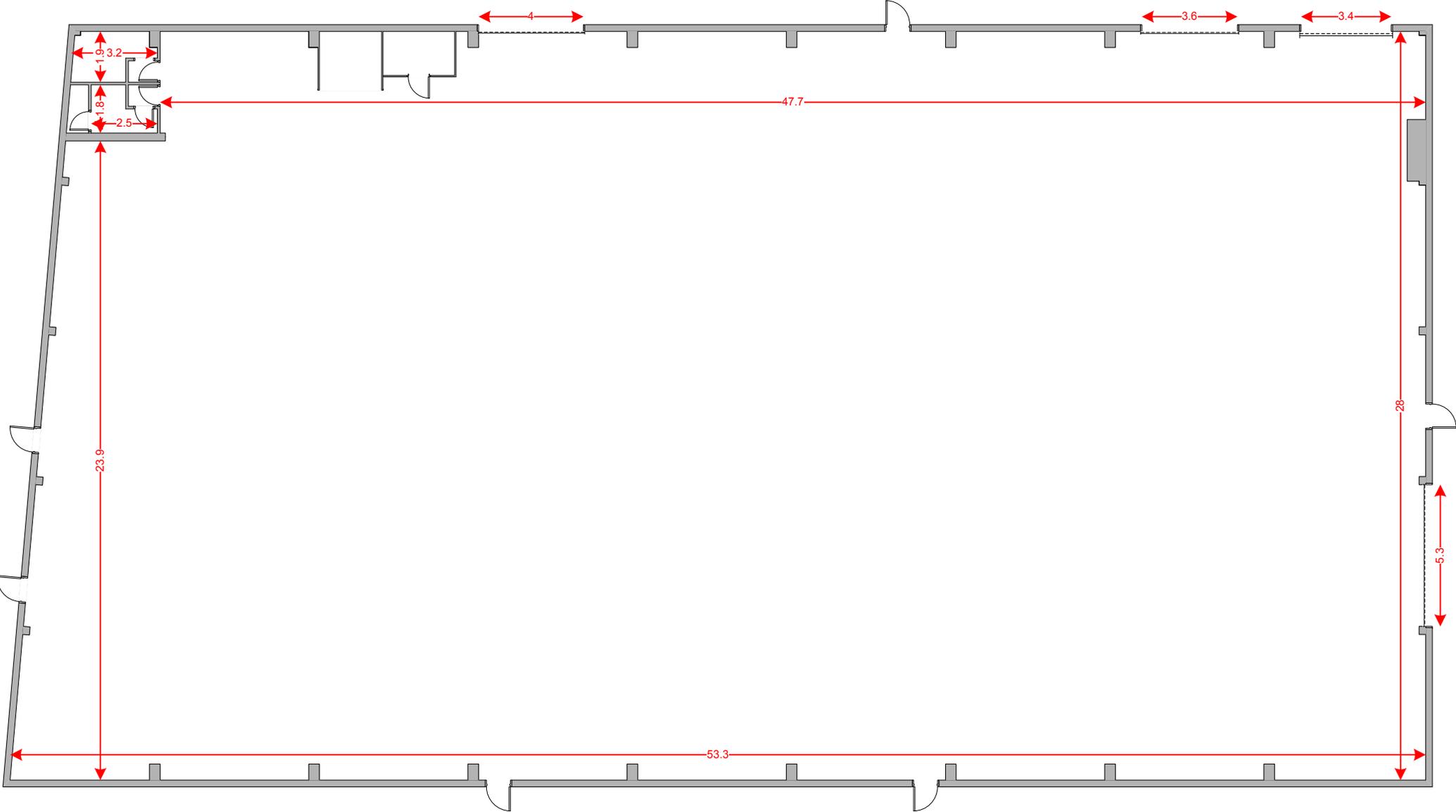
tom@davidcharles.co.uk

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Unit 4 – 2 Salter Street



Building: 1460 m<sup>2</sup> - 15720 ft<sup>2</sup>