david charles
property consultants

TO LET



Apex House, 23-30 Hythe Road

London, NW10 6RE

Two Storey Warehouse Unit With Substantial Yard Space

82,159 sq ft

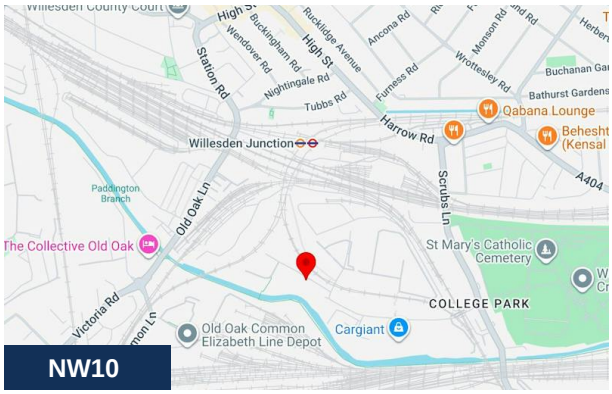
(7,632.82 sq m)

- Rear Vehicle Access Ramp
- Secure & Gated Yard
- Electric Rolling Shutters
- Ground Floor Eaves Height - 2.6m
- First Floor Eaves Height - 5.9m
- Hard Standing Floor
- Staff Amenities
- Parking / Service Area
- Office Areas
- Close Proximity To A40/A406

Apex House, 23-30 Hythe Road, London, NW10 6RE

Summary

Available Size	82,159 sq ft
Rent	£662,880 per annum
Rates Payable	£346,950 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

Apex House is a modern warehouse unit with substantial yard space benefiting from a structural intermediate floor which can be accessed via the rear vehicle ramp. The premises is fully hard surfaced and secure with access to directly on to Hythe Road as well as access from the rear to the Apex Estate service road.

The intermediate floor has a loading capacity of 5.0 kN/m^2 suitable for cars and light commercial vehicles, with floor-to-ceiling heights of approximately 2.6 meters at ground floor and up to 5.9 meters at first floor.

Location

Apex Industrial Estate is located in Park Royal and is accessed via the A40 with excellent links to major motorways and Willesden Junction and White City Train Stations being close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	24,359	2,263.03	Available
1st	19,833	1,842.55	Available
Outdoor - Rear / Side Yard	7,860	730.22	Available
Outdoor - Main Yard	30,107	2,797.03	Available
Total	**82,159**	**7,632.83**	

Terms

Up to 5 years max guaranteed occupation. If the lease is structured for a longer period, then a Landlord break becomes effective after the 5th anniversary of the term.

Short term leases can be considered on a case by case basis.

Viewing & Further Information



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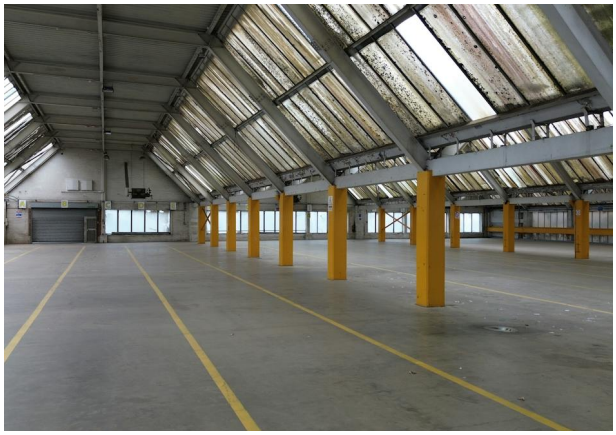



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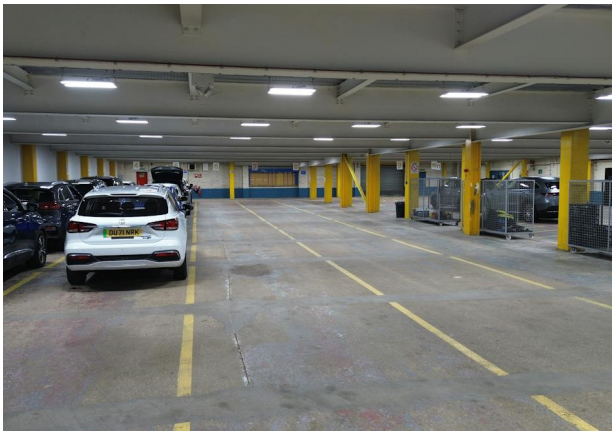


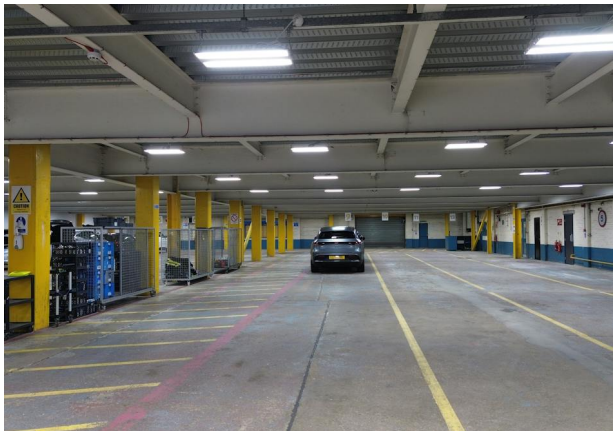








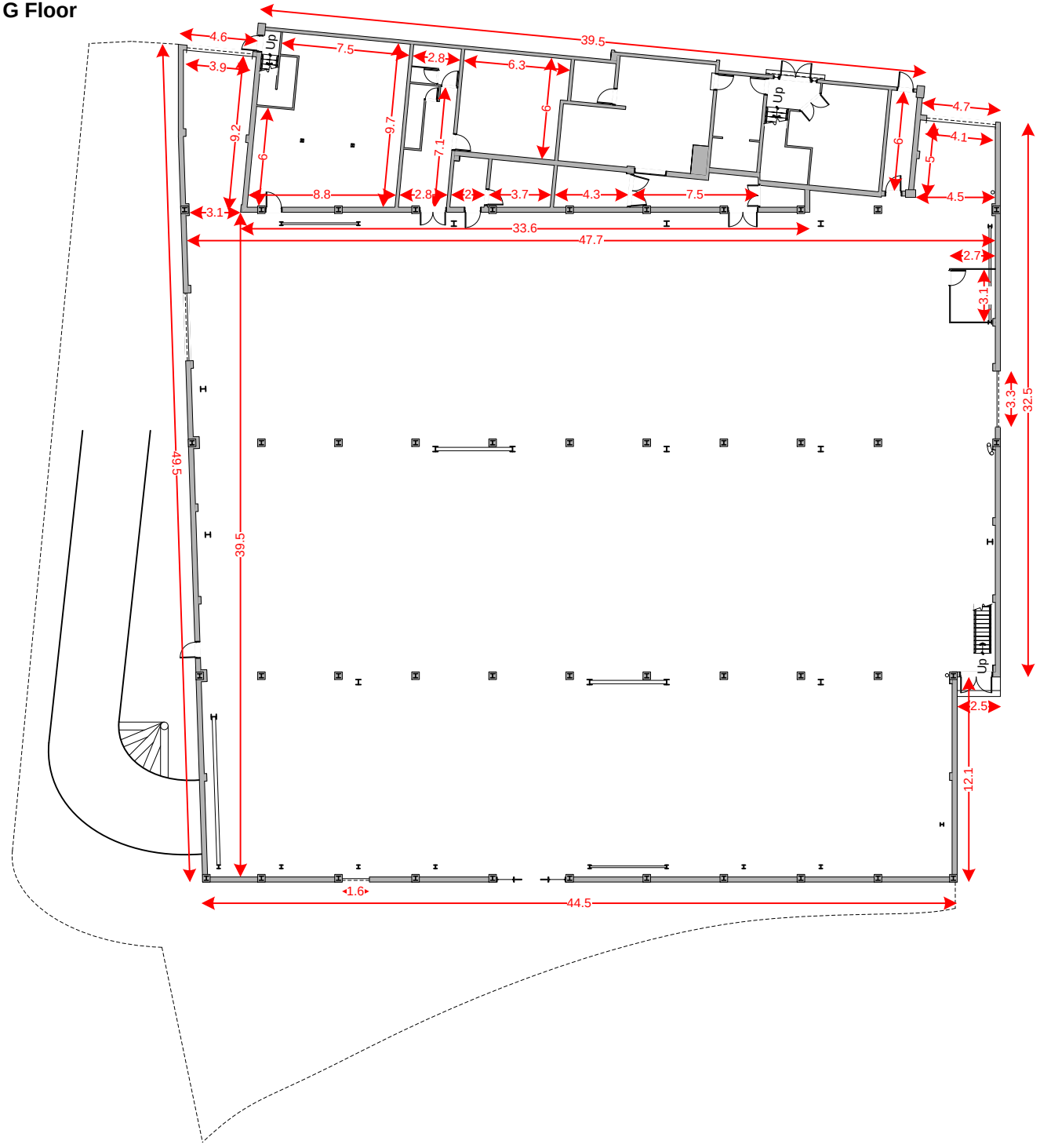






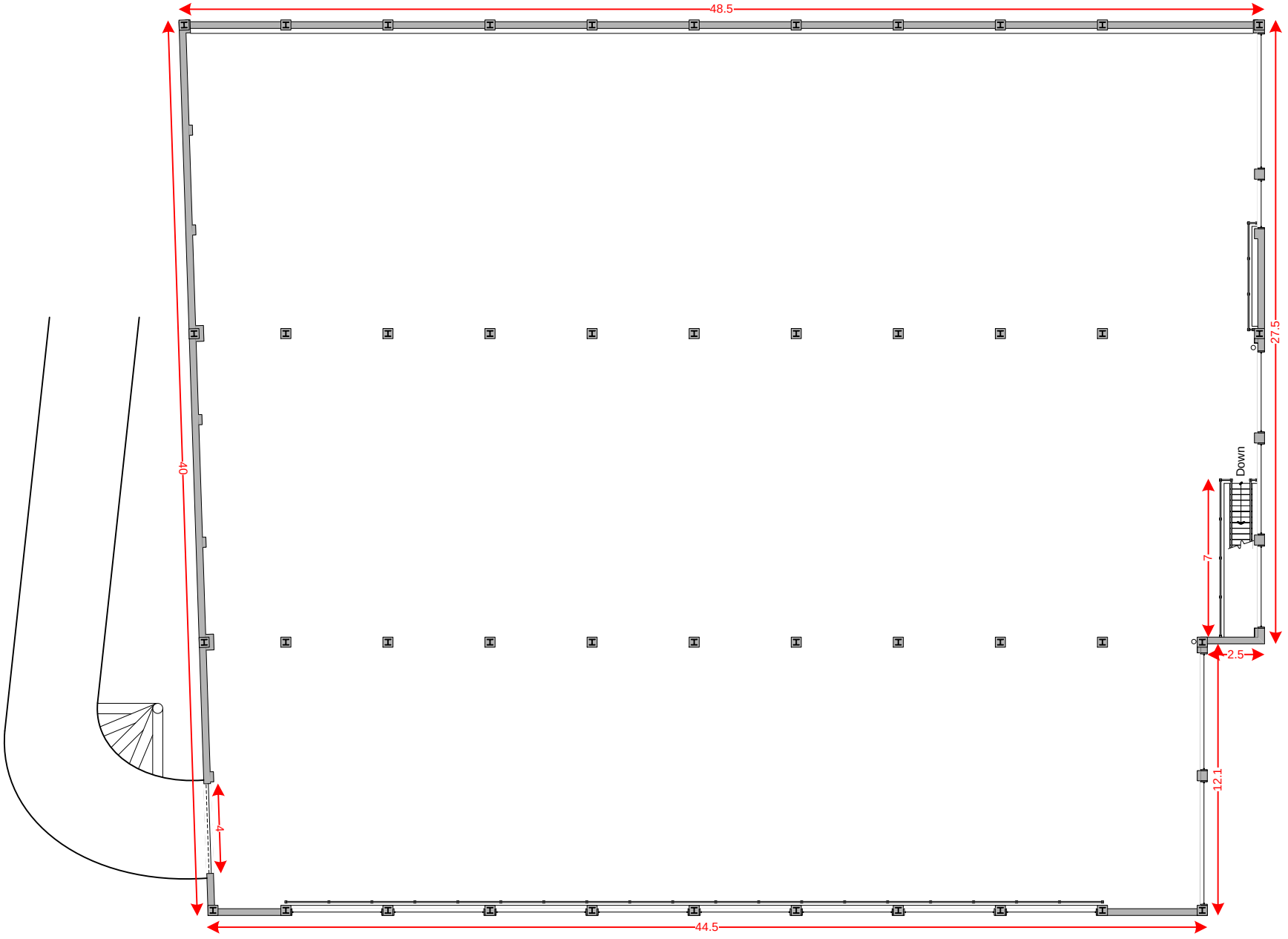


Hythe Road 23-25 – Apex House – G Floor



Building: 2263 m² - 24359 ft²
Yard: 730 m² - 7860 ft²

Hythe Road 23-25 – Apex House – 1st Floor



Building: 1842 m² - 19833 ft²