david charles
property consultants

**TO LET**



# Unit 13 Gateway Trading Estate, Hythe Road

White City, NW10 6RJ

## Secure Warehouse & Forecourt With Offices, Available On Flexible Terms

**6,254 sq ft**

(581.02 sq m)

- Clear open plan layout
- Up to 7.73 m floor to ceiling height
- Electric shutter
- Dedicated loading bay
- Hard standing floor
- 3 phase 100 amp power supply
- Secure gated forecourt
- First Floor offices accommodation
- Close proximity to central London
- 24-Hour access

# Unit 13 Gateway Trading Estate, Hythe Road, White City, NW10 6RJ

## Summary

| | |
|---|---|
| **Available Size** | 6,254 sq ft |
| **Rent** | £131,340 per annum |
| **Rates Payable** | £55,500 per annum |
| **Rateable Value** | £100,000 |
| **Service Charge** | £1,105.41 per annum<br>Insurance |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | E |

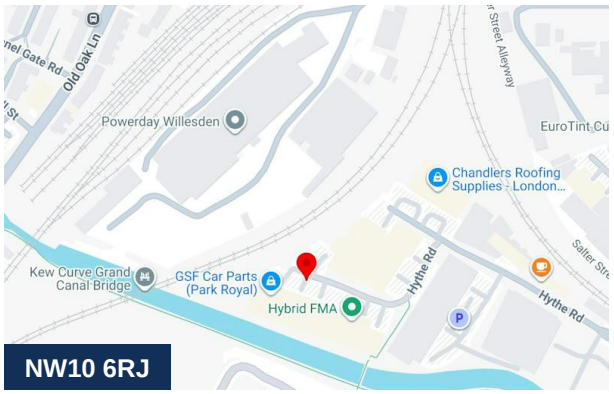
## Description

Unit 13 comprises a well-configured industrial unit providing practical and efficient warehouse accommodation in a prime NW10 location. The property offers an open warehouse with good natural light, complemented by fitted office space and staff facilities, making it suitable for a wide range of industrial, trade or storage occupiers.

The unit benefits from a secure gated forecourt suitable for loading and parking, together with great access, while its position within the established Gateway Trading Estate offers strong connectivity to the A406 North Circular, A40 and wider motorway network.

## Location

Gateway Industrial Estate is located in Park Royal at the western end of Hythe Road off Scrubs Lane. Access to the A40 is close by with excellent links to the motorway network and surrounding areas. Willesden Junction and White City Train Stations are close by providing easy access to Central London.








## 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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