david charles
property consultants

TO LET



Unit 5 Salter Street

London, NW10 6UN

Prime Warehouse / Industrial Building In An Established Industrial Estate

24,688 to 65,901 sq ft

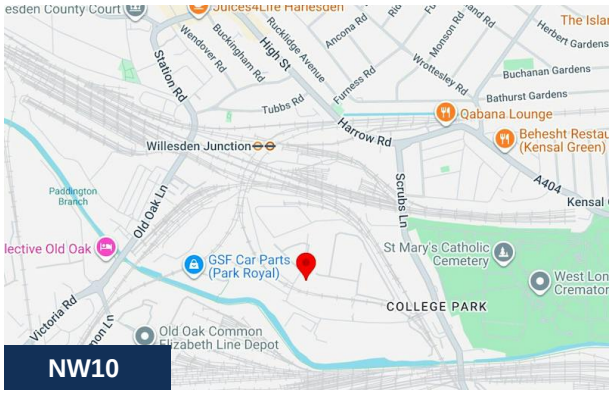
(2,293.59 to 6,122.40 sq m)

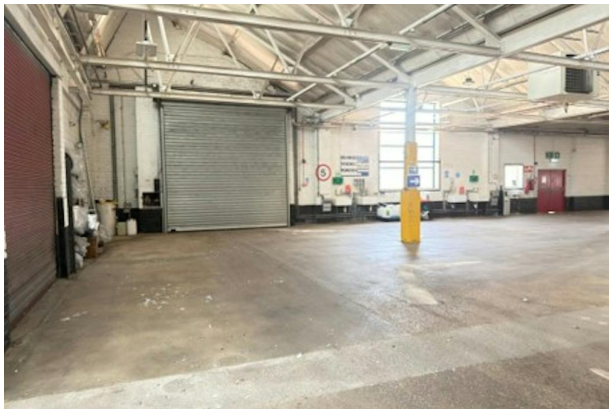
- Concrete floored
- High-volume warehouse space with strong natural light
- Character industrial architecture with sawtooth roof design
- Multiple access points and roller shutter access
- Generous yard and parking provisions
- 24-hour access
- Close Proximity to A40 and Central London

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Summary

Available Size	24,688 to 65,901 sq ft
Rent	£840,240 per annum
Rates Payable	£134,588.77 per annum
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

A rare opportunity to secure substantial industrial accommodation in the heart of North West London, with two self-contained areas available either individually or combined to create a larger operational footprint tailored to occupier requirements.

Large-scale industrial space of this caliber is becoming increasingly difficult to secure across London. Offering an exceptional combination of scale, flexibility, accessibility and operational efficiency, this property is ideally suited to businesses seeking a strategically positioned base with room to grow.

The property benefits from multiple roller shutter loading doors, excellent circulation space and strong HGV accessibility, supporting efficient day-to-day operations and seamless delivery movements. The flexibility to occupy one area independently or combine both units presents an attractive solution for occupiers requiring adaptable space in a highly sought-after industrial location.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5a	24,688	2,293.59	Available
Unit - 5b	41,213	3,828.81	Available
Total	**65,901**	**6,122.40**	

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information



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5A
5B

