david charles
property consultants

TO LET

3 Fortune Way, Triangle Industrial Estate

London, NW10 6UF

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

1,233 sq ft
(114.55 sq m)

- Dedicated loading bays
- Parking available
- Roller shutter door
- Clear open plan layout
- Close proximity to Central London
- Up to 4.4m ceiling height
- 3 phase, 100 amp power
- Hard standing floor
- 24 hour access

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Summary

Available Size	1,233 sq ft
Rent	£36,996 per annum
Rates Payable	£14,256 per annum Estimated per unit
Rateable Value	£33,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The units are ideal for industrial tenants looking for a small or large self contained light industrial unit with a 3.3m roller shutter and 4.4m 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

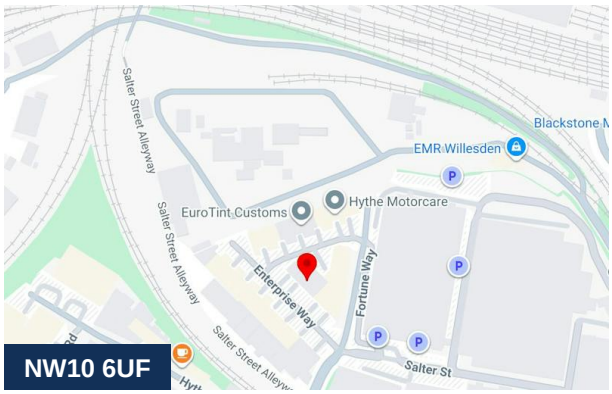
Triangle Industrial Estate is located on Enterprise Way in White City and can be accessed from Scrubs Lane. It is within close proximity to Ladbroke Grove Underground Station providing easy access into central London. Road links such as the M1 and M25 are also very easily accessible.

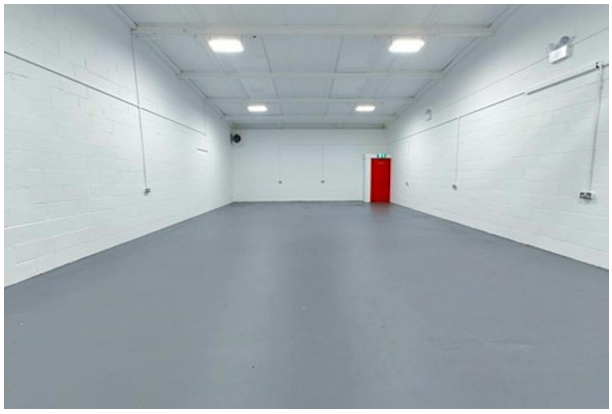
Terms

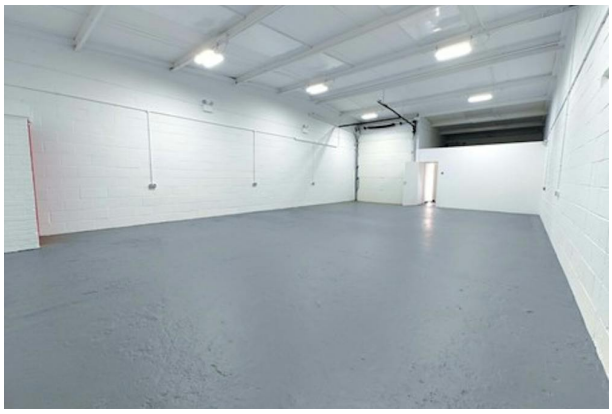
The units are available by way of a new lease by a term of arrangement.

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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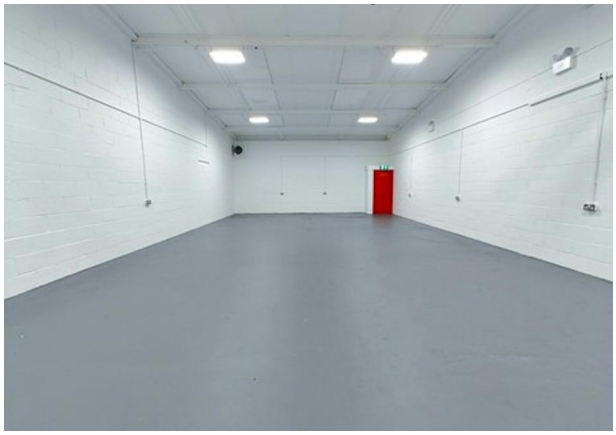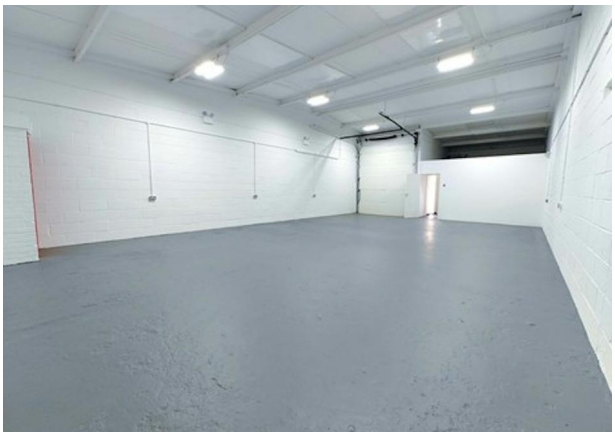
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