david charles
property consultants

TO LET



Unit 1 Hogarth, 39-40 Hythe Road

London, NW10 6RS

Versatile Unit Suitable For Warehouse, Trade Counter Or Showroom Use

18,285 sq ft

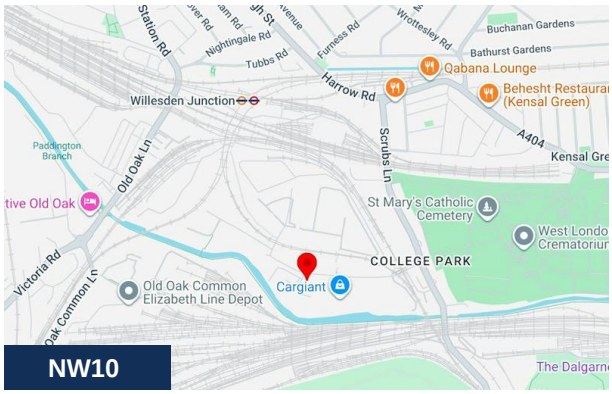
(1,698.73 sq m)

- 6.15m - 8.4m Floor To Ceiling Height
- Staff Amenities
- First Floor & Ground Floor Offices
- Palisade Fencing
- Parking / Service Area
- 3 Phase 200 Amp Power Supply
- Flexible Terms Available
- Close Proximity To A40 / A406

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Summary

Available Size	18,285 sq ft
Rent	Rent on application
Rates Payable	£40,723.23 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D



Description

A versatile unit suitable for warehouse, trade counter or showroom use, offering great floor-to-ceiling height of approximately 6.15m rising to 8.4m, with the potential to remove the existing suspended ceiling to maximize height.

The property extends to 12,627 sqft, comprising 10,867 sqft at ground floor and 1,760 sqft of first-floor offices and amenities, together with a delivery forecourt and parking area of approximately 5,658 sqft, including covered and uncovered areas.



Location

Located on a thriving industrial estate, this unit offers excellent access to both the A40 and A406 as well as close proximity to both Willesden Junction and White City Stations.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,867	1,009.58	Available
1st	1,760	163.51	Available
Outdoor - Covered	2,829	262.82	Available
Outdoor - Uncovered	2,829	262.82	Available
Total	**18,285**	**1,698.73**	

Viewing & Further Information



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