

**Industrial, Open Storage,
Trade Counter, Urban
Logistics To Let**

Rent on application
11,889 sq ft

Unit 6, London, NW10 6PW

High-eaves end-of-terrace
warehouse unit on one of London's
most established prime industrial
estates

- 8.5m minimum eaves height
- 15 external parking spaces
- Modern ground and first floor offices with shower, changing rooms and kitchen facilities
- Excellent road connectivity
- Security gatehouse with 24/7 access
- Full-height electric loading door
- Generous forecourt loading area and covered loading



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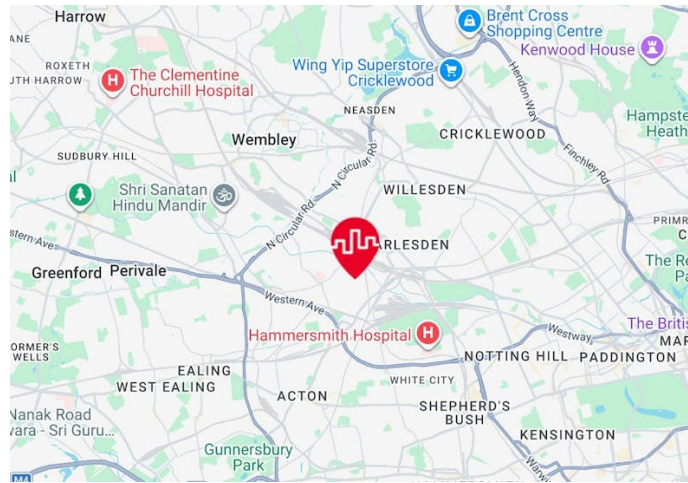
Summary

- Rent: Rent on application
- Lease: Assignment

Contact & Viewings

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Description

The modern, high quality unit comprises of an end of terrace industrial / warehouse unit of portal frame construction with block work elevations. The unit is accessed via a full height electric loading door with a separate entrance to the office accommodation. Internally the ground floor provides warehouse accommodation with some ancillary office space. The warehouse area benefits from a generous minimum eaves height of 8m, ceiling mounted halogen lighting, roof lights and level concrete flooring.

The first floor contains plant rooms and an employee welfare area with shower and changing facilities. The offices benefit from suspended ceilings, perimeter trunking and carpeting throughout. Externally, the unit benefits from 15 parking spaces and a generous loading area.

Location

The property is located on Powergate Business Park and forms part of a modern three unit terrace. The estate is situated in one of London's most established and prime industrial locations just off Volt Avenue which leads directly to North Acton Lane and Chase Road. The A40 is just 1 mile to the south of the estate and the North Circular (A406) is 1.8 miles to the north.



The area to the west of Powergate Business Park is a major industrial area. Several distribution, logistics and manufacturing occupiers are located here for access to both the M1 motorway and the wider Central London catchment areas. To the east of the property, the area is slowly becoming more residential with several new schemes being delivered in the Old Oak Common area. The site is incredibly well connected by public transport links with Harlesden Station just 1 mile to the north which provides regular services into Central London as well as out towards the North West of London.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse/Office	9,478	880.54	Available
1st - Offices	2,411	223.99	Available
Total	11,889	1,104.53	

