



Ground Floor
Crystal House
Twyford Abbey Rd
London
NW10 7FJ



B1/D1 Opportunity

TO LET

3,806 sq ft (354 m²)

 Grant Mills Wood
part of riley consulting
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Location

Crystal House is situated in a prominent corner location fronting Twyford Abbey in West London. The Hanger Lane roundabout is a short distance from the property and provides access to both the A406 North Circular Road and the A40 Western Avenue. The area is well served by public transport with both Hanger Lane (Central Line) and Park Royal (Piccadilly Line) London Underground Stations within walking distance of the property. A number of bus routes also pass close to the premises.

Rates

We understand the rateable value for Crystal House is £47,351. The rates payable for 2016/17 equate to £23,607.50 per annum. Interested parties are advised to make their own enquiries via the London Borough of Brent.

Legal Costs

Each party is to bear their own legal costs.

Description

The property comprises a ground floor unit in shell condition which is suitable for a variety of uses other than restaurant use, subject to planning. The unit has the following:

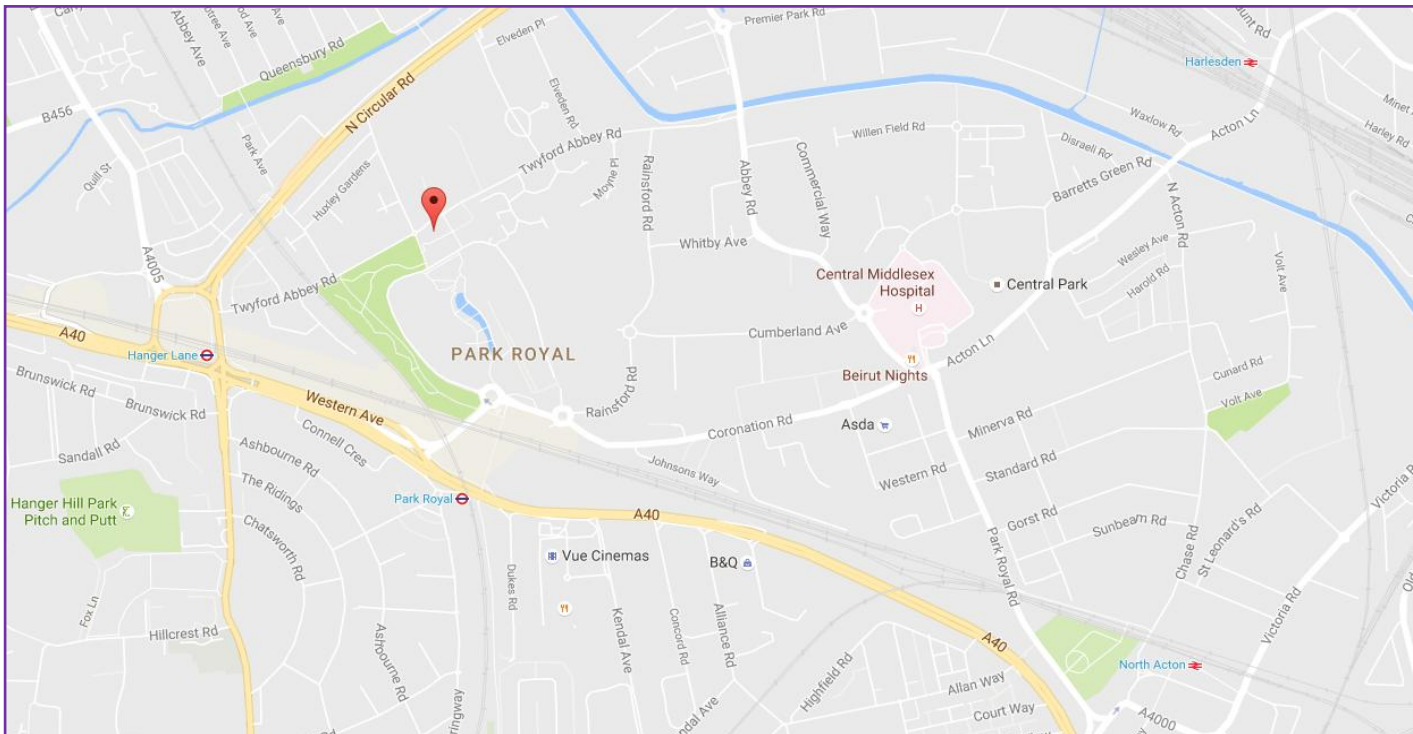
- 3.6m height to the underside of the concrete frame
- Concrete floor
- Capped Water
- 3 phase electricity

Floor Areas

	Sq ft	(m ²)
Total	3,806 sq ft	354

Terms

A new full repairing and insuring lease is available at a rent of **£45,000 per annum** exclusive plus VAT are invited. Subject to Contract.



RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

Please see

<http://www.commercialleasecodeew.co.uk>

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the systems, equipment or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. Under the Finance Acts 1989 and 1997, VAT may be levied on the price/rent. We recommend that interested parties establish the VAT implications before entering into any agreement. All prices/rents are exclusive of Stamp Duty Land Tax. 4032/005/16

Viewing

Viewings are available strictly by Appointment through GMW:-

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