



Unit 3
Innovation Park
89 Manor Farm Road
Alperton
London
HA0 1BA



Industrial/Warehouse Unit

TO LET

5,863 sq ft (545 m²)



Location

The property is situated in an established industrial location on Manor Farm Road in Alperton and thus provides good access to both the A406 North Circular Road and A40 Western Avenue, which serves Central London, the M40 and the wider motorway networks. The area is well served by public transport with a number of bus routes passing close to the premises. Alperton London Underground Station (Piccadilly Line) is situated approximately 10 minutes walk from the property and provides a regular service into Central London.

Floor Areas (approx) GIA

| Unit 3 | Sq ft | (m ²) |
|-------------------------|--------------|-------------------|
| Ground Floor- Warehouse | 4,308 | 400 |
| First Floor- Offices | 781 | 73 |
| Mezzanine- Offices | 774 | 72 |
| TOTAL | 5,863 | 545 |
| *Mezzanine-storage | 935 | 87 |

Description

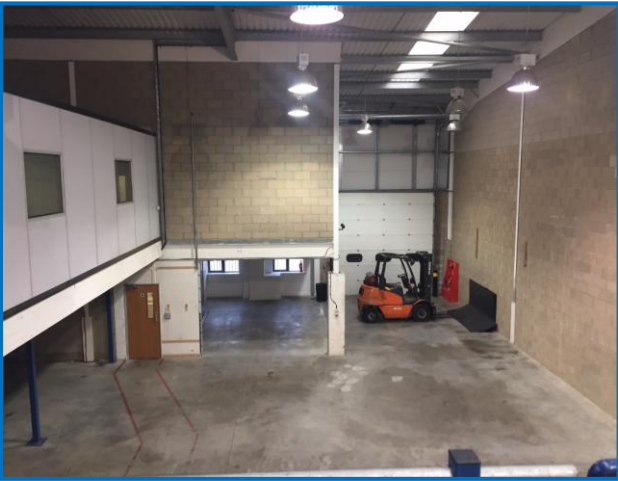
The property is within a secure modern terraced development of six warehouse/industrial units. The unit is believed to be of steel portal frame construction with part brick and part clad elevations and benefits from a height to the underside of the haunch of 6 meters. There are a number of offices at first floor level which have been fitted out to a good standard and benefit from air conditioning, central heating, suspended ceiling, recessed lighting and Male/ female WC's. Externally there is 4 demised parking space and shared yard area.

Terms

A new full repairing and insuring lease is available for a term by agreement, at a rent of **£13.50 per sq ft (£79,150 per annum)**, plus VAT if payable. Subject to Contract.

Rates

We understand the rates payable for 2016/17 equate to £18,900 per annum and are estimated to be £20,500 from April. Interested parties are advised to make their own enquires via the London Borough of Brent.



Legal Costs

Each party is to bear their own legal costs.

RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

Please see

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

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4032/005/16

Viewing

Viewings are available immediately strictly by appointment through sole agents:-

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