

WILLESDEN



Indicative Images of a Refurbished Property on the Estate



INDUSTRIAL / WAREHOUSE UNIT

TO LET

5,970 ft² (555 m²)

www.ipif.com/chapmanspark

IPIF
TRADE

CHAPMANS PARK TRADING ESTATE
378 HIGH ROAD, WILLESDEN, LONDON, NW10 2DY



DESCRIPTION

An Industrial/Warehouse unit of steel portal frame construction and full brick elevations to a pitched roof. Warehouse/storage space is situated on the ground floor accessed via a level access loading door. The unit benefits from a dedicated loading bay, allocated parking spaces and first floor office space.

SPECIFICATION

- Securely gated estate
- Minimum eaves height of 5.5m to underside of haunch, rising to 7.3m at the roof apex
- Full height electric loading doors (w: 4.3m x h: 4.9m)
- Dedicated loading bay
- Florescent strip lighting
- Three phase power & gas
- Male & Female W/Cs
- Kitchenette

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 5	M ²	FT ²
Warehouse	489	5,260
Office	66	710
Total	555	5,970

LEASE TERMS

The unit is available on new full repairing and insuring lease.

BUSINESS RATES

Available upon request.



SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.

VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord



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