

Indicative Images of a Refurbished Property on the Estate

**WILLESDEN** 

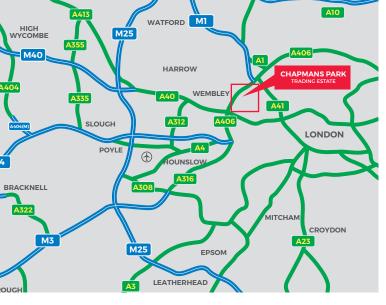
INDUSTRIAL / WAREHOUSE UNIT

TO LET

5,970 ft<sup>2</sup> (555 m<sup>2</sup>)



**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	M²	FT <sup>2</sup>
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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