

TO LET**HIGH BAY INDUSTRIAL / WAREHOUSE UNITS - FLEXIBLE LEASE TERMS**

Bays F & E, Neasden Studios

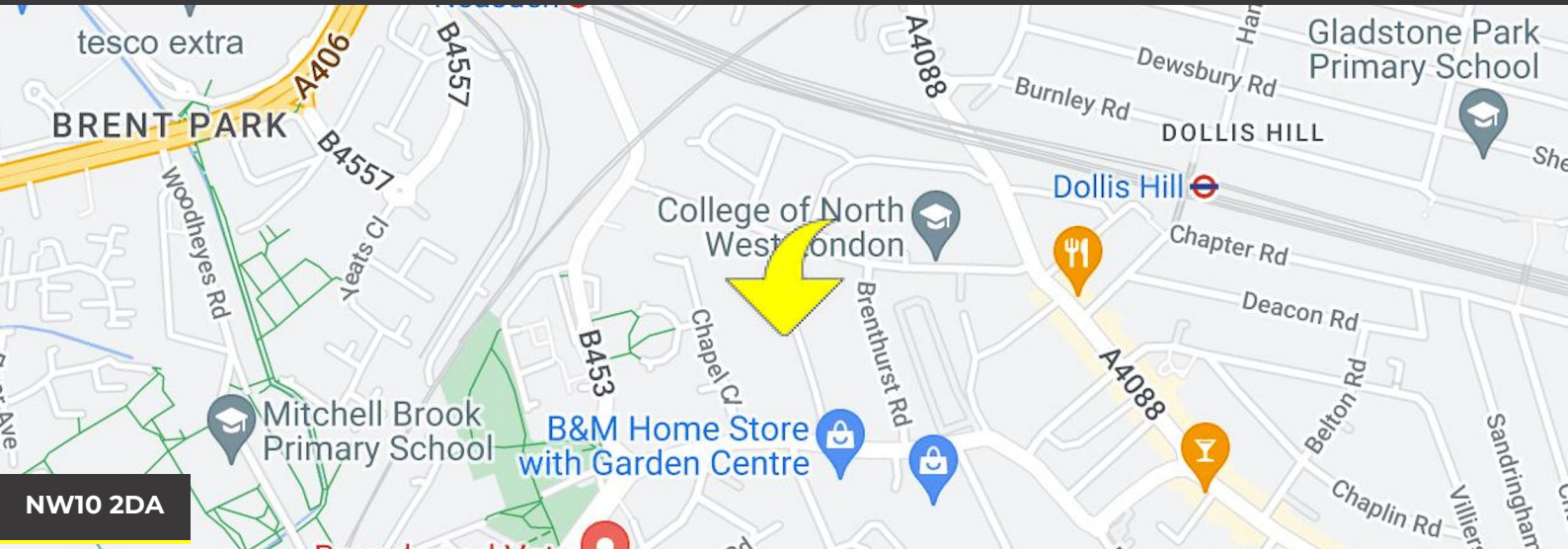
430 High Road, Willesden, NW10 2DA

18,689 SQ FT (1,736.26 SQ M)

- Securely fenced & gated site
- Ample parking
- Loading area
- Concrete floor
- W/C
- Close proximity to A406
- 9m (30ft) clear eaves height
- Electric loading door
- 3 Phase power
- LED Lighting
- Clear open-plan layouts
- Walking distance to Neasden & Dollis Hill Underground Station (Jubilee Line)

Location

The property is located off the (A407) High Road in Willesden and is accessed via Dalmeyer Road off Neasden Lane or alternatively Church Road. The property is situated within a well established industrial district. The (A406) North Circular Road, (A40) Western Avenue serving Central London and the national motorway network are all within close proximity. Dollis Hill & Neasden London Underground Stations (Jubilee Line) are within walking distance and the area is well serviced by several bus routes.



NW10 2DA



Accommodation

DESCRIPTION	SQ FT	SQ M
Bay E	5,148	478.26
Bay F	13,541	1,258
TOTAL	18,689	1,736.26

All measurements are approximate and measured on a gross internal area basis.

Summary

Available Size	18,689 sq ft
Tenure	New Lease
Rent	£17.50 per sq ft
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £2 per sqft
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description

The premises comprise two high bay units with a clear eaves height of 9m (30ft), ideal for use as studios or storage and distribution purposes. The bays are accessed from the rear of the site via a electric roller shutter door serviced by a loading area, ample parking are located within the securely gated site.

Viewings

Through prior arrangement with sole agents Telsar.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Travel Distances

Dollis Hill & Neasden Underground Stations - 0.4 miles
Willesden High Street - 0.4 miles
A406 - 0.9 miles
A40 - 3.1 miles
Central London - 7.9 miles

Source: Google Maps

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



For further information or to arrange a viewing, please contact sole agents:

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