



25,542 sq ft Warehouse / Light Industrial building - To Let

UNIT 6, 4-5 HYTHE ROAD

White City, NW10 6RR

Industrial TO LET

25,524 sq ft
(2,371.26 sq m)

- 9,185 sq ft secure yard
- 4 roller shutters (W: 3.7 x H: 4.2 m)
- 20 parking spaces
- Eaves heights 6.8m rising to 7.1m
- Walking distance to Willesden Junction Station (Bakerloo Line)
- 3 Phase power
- Modern office accommodation
- Excellent accessibility to the A40

Unit 6, 4-5 Hythe Road, White City, NW10 6RR

Summary

Available Size	25,524 sq ft
Rent	£25 per sq ft
Business Rates	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	25,524	2,371.26	Available
Total	25,524	2,371.26	

Description

Unit 6, 4-5 Hythe Road is a large open plan industrial/warehouse building primarily of brick elevations to a pitched roof located in a strategic location on the White City / Park Royal borders. The warehouses is mainly open plan with ancillary offices with good natural light and reception area. Access is via multiple loading doors from a secure gated yard space of approx. 9,185 sq ft.

The unit benefits from 3 phase power, a max height of 7.1m and 20x allocated parking to the front of the unit.

Location

Located on Hythe Road just off Scrubs Lane. To the North of White City and to the South of Harlesden, Ladbroke Grove and the Harrow Road in the heart of Old Oak Common.

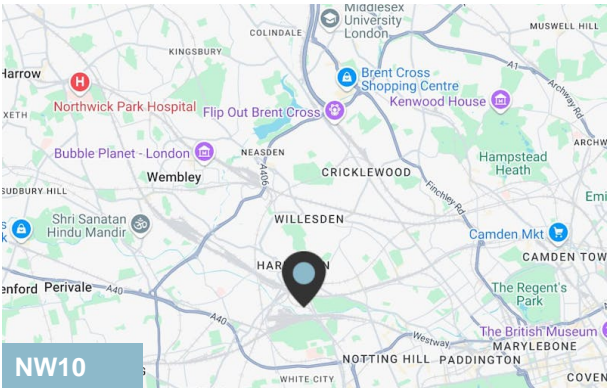
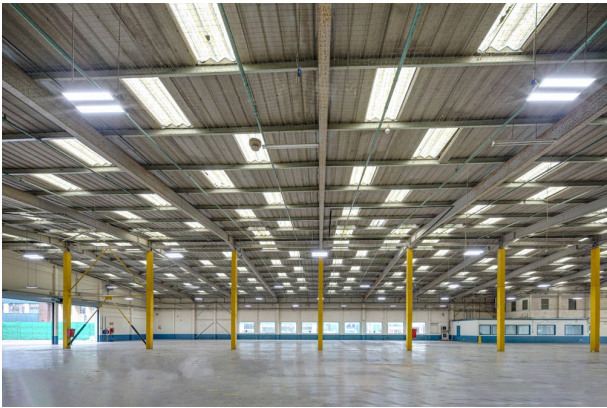
The property is located a short walk from Willesden Junction Station just off Scrubs Lane which offers easy access to White City, Central London and the White City Junction of the A40 Westway and the Motorway network (M1, M4, M40 and M25).

Terms

A new lease to be contracted outside the Landlord and Tenant Act 1954.

Viewings

Via arrangement with Dutch & Dutch.



Viewing & Further Information



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