



## **TO LET**

**AVAILABLE ON A SHORT TERM LEASE**

### **Industrial / Warehouse Unit**

3,045 SQ FT (282.89 SQ M)

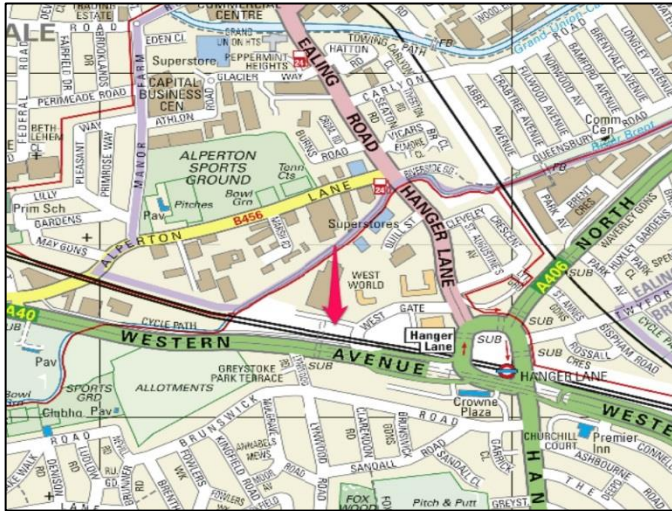
**Unit 3, Manhattan Business Park, West Gate, Ealing, London, W5 1UP**

- 6m Minimum Eaves Height
- Full Height Loading Door with Apron
- Open Plan Layout
- Direct Access to A40 & A406



## LOCATION

The property on the modern Manhattan Business Park which is access from Westgate via the Hanger Lane gyratory system located just off the westbound A40 with easy access to M4, M40 and M25 motorways. Unit 4 is just a moments' walk from Hanger Lane underground station and a 20 minute journey to the West End. Alternatively, Park Royal underground station is a short walk from the property and provides access to Heathrow Airport via the Piccadilly line.



SAT NAV REF: **W5 1UP**

## DESCRIPTION

The property comprises a modern steel portal framed mid-terraced warehouse/storage unit constructed in approximately 2006 of part blockwork elevations covered with profile sheet metal cladding to a mono pitched roof. The warehouse also benefits from a minimum height of 6m. Access is provided via a full height electric up and over loading door. Ancillary offices are situated to the first floor. A dedicated loading bay and parking area is situated to the front of the property.

## AMENITIES

- Minimum eaves 6m
- Electric up and over loading door (w:4.17 x h:5.03m)
- Translucent roof panels
- WCs
- Power
- Security grills behind front door
- First floor offices with gas central heating
- Loading bay
- Parking

\*None of the above have been tested by Telsar

## ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Warehouse & Office	2,538	235.79
First Floor Offices	507	47.10
<b>Total (GIA)</b>	<b>3,045</b>	<b>282.89</b>
Mezzanine	2,031	188.69

All measurements are based on an approximate gross internal area

## TENURE

Leasehold – The premises are available on a 12 month license contracted outside the security of the 1954 Landlord & Tenant Act Part II (as amended).

## PRICING

Rent per annum
£46,000

All prices are subject to VAT

## BUSINESS RATES

Interested parties are advised to contact the London Borough of Ealing to obtain this figure.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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