



## Unit 5, Gateway Industrial Estate

Park Royal, NW10 6RJ

**Refurbished unit with full height roller shutter, 5.5 m eaves & hardstanding**

**3,672 sq ft**  
(341.14 sq m)

- Full height roller shutter door (5.14m)
- Dedicated loading bay
- Three phase power
- Translucent roof panels
- 4 dedicated car parking spaces
- 5.9m eaves height rising to 7.5m at the apex

# Unit 5, Gateway Industrial Estate, Park Royal, NW10 6RJ

## Summary

Available Size	3,672 sq ft
Rent	£26 per sq ft
Rates Payable	£25,344 per annum
Rateable Value	£49,500
Service Charge	N/A
VAT	Applicable
EPC Rating	D

## Description

The units are of a steel frame construction with brick and profiled steel clad elevations. There are refurbished offices on the first floors with suspended ceilings, lighting and carpets. There is a full height roller shutter door and loading bay. Allocated car parking spaces are situated to the front of the premises with an adjacent area of hardstanding .

## Location

Gateway Industrial Estate is located in Park Royal at the western end of Hythe Road off Scrubs Lane. Access to the A40 is close by with excellent links to the motorway network and surrounding areas. Willesden Junction and White City Train Stations are close by providing easy access to Central London.

## Accommodation

The accommodation comprises the following areas:

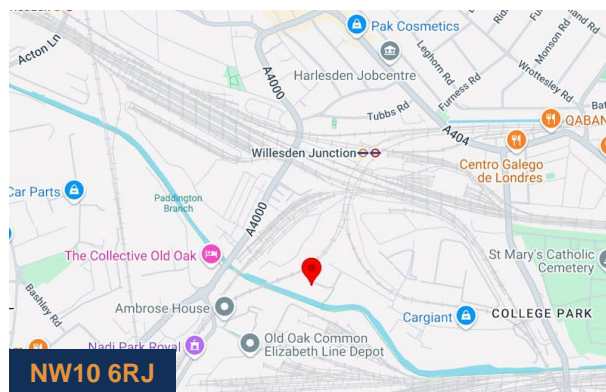
Name	sq ft	sq m	Rent	Availability
Unit - Unit 5	3,672	341.14	£32 /sq ft	Available
<b>Total</b>	<b>3,672</b>	<b>341.14</b>		

## Lease

The property will be let on a Full Repairing and Insuring basis and will be excluded from the Landlord & Tenant Act 1954.

## Video

- Gateway tour - <https://www.youtube.com/watch?v=-q2-WeY4wiU>



## Viewing & Further Information



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