

Unit 1 Hogarth, 39-40 Hythe Road

London, NW10 6RS

Versatile Unit Suitable For Warehouse, Trade Counter Or Showroom Use

18,285 sq ft

(1,698.73 sq m)

- 6.15m - 8.4m Floor To Ceiling Height
- Staff Amenities
- First Floor & Ground Floor Offices
- Palisade Fencing
- Parking / Service Area
- 3 Phase 200 Amp Power Supply
- Flexible Terms Available
- Close Proximity To A40 / A406

Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 18,285 sq ft |
| Rent | Rent on application |
| Business Rates | Upon Enquiry |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D |

Description

A versatile unit suitable for warehouse, trade counter or showroom use, offering great floor-to-ceiling height of approximately 6.15m rising to 8.4m, with the potential to remove the existing suspended ceiling to maximize height.

The property extends to 12,627 sqft, comprising 10,867 sqft at ground floor and 1,760 sqft of first-floor offices and amenities, together with a delivery forecourt and parking area of approximately 5,658 sqft, including covered and uncovered areas.

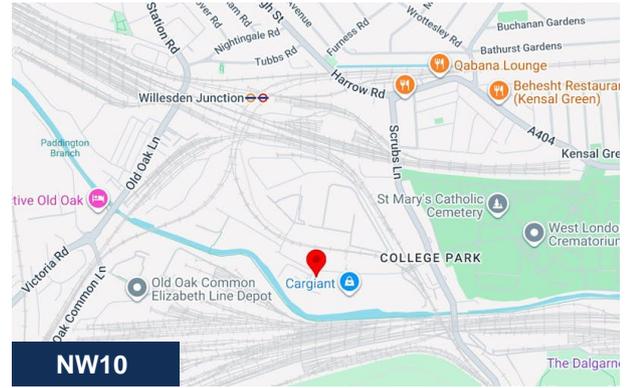
Location

Located on a thriving industrial estate, this unit offers excellent access to both the A40 and A406 as well as close proximity to both Willesden Junction and White City Stations.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------------|---------------|-----------------|--------------|
| Ground | 10,867 | 1,009.58 | Available |
| 1st | 1,760 | 163.51 | Available |
| Outdoor - Covered | 2,829 | 262.82 | Available |
| Outdoor - Uncovered | 2,829 | 262.82 | Available |
| Total | 18,285 | 1,698.73 | |



Viewing & Further Information



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