



Unit 4, 2 Salter Street

London, NW10 6UN

Prime Warehouse / Industrial Building In An Established Industrial Estate

15,720 sq ft

(1,460.44 sq m)

- 7.70m floor to ceiling height
- Staff amenities
- First-floor and ground-floor offices
- 3 phase 200 amp power supply
- Parking/Service area
- Flexible terms available at competitive rates
- Close Proximity to A40/A406

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Summary

Available Size	15,720 sq ft
Rent	£314,400 per annum
Rates Payable	£28,817.28 per annum
Service Charge	£951.84 per annum Insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Unit 4 offers flexible usage with the potential to be reconfigured to suit a range of occupiers. While the unit is currently fitted as part of a paint workshop facility, the existing fit-out is not overly intensive and can be removed within a relatively short period, subject to an agreement being in place.

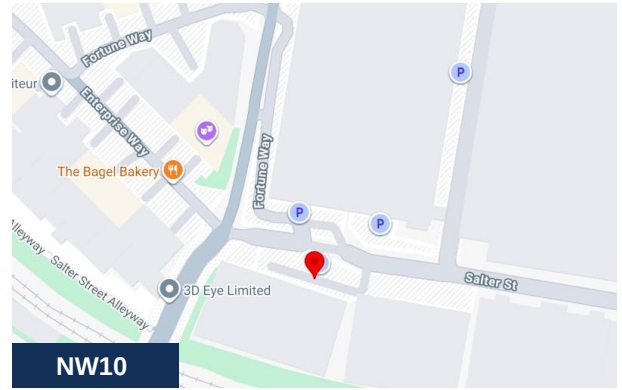
The property may also suit vehicle repair or specialist operators who could benefit from some of the existing infrastructure, including extraction and heating systems, with certain items of equipment potentially available by separate agreement. Externally, the unit benefits from a forecourt area, with line marking currently being undertaken.

Location

The building is situated on Salter Street in White City, within the London Borough of Brent. It benefits from excellent access to the A40 (North Circular), just 0.6 miles away, providing convenient links to the motorway network. Willesden Junction Station, located 0.7 miles from the site, is served by both the London Overground and Bakerloo lines. Harlesden Station, 1.1 miles away, offers services on the London Overground's North London Line, Watford DC Line and the Bakerloo Line. Additionally, the area is well-served by numerous bus routes.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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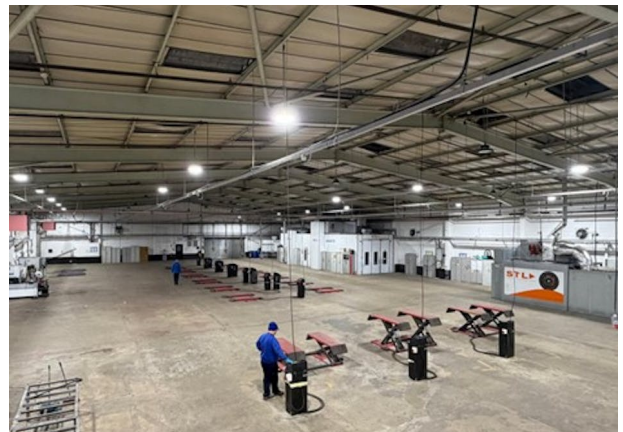
Tom O'Malley

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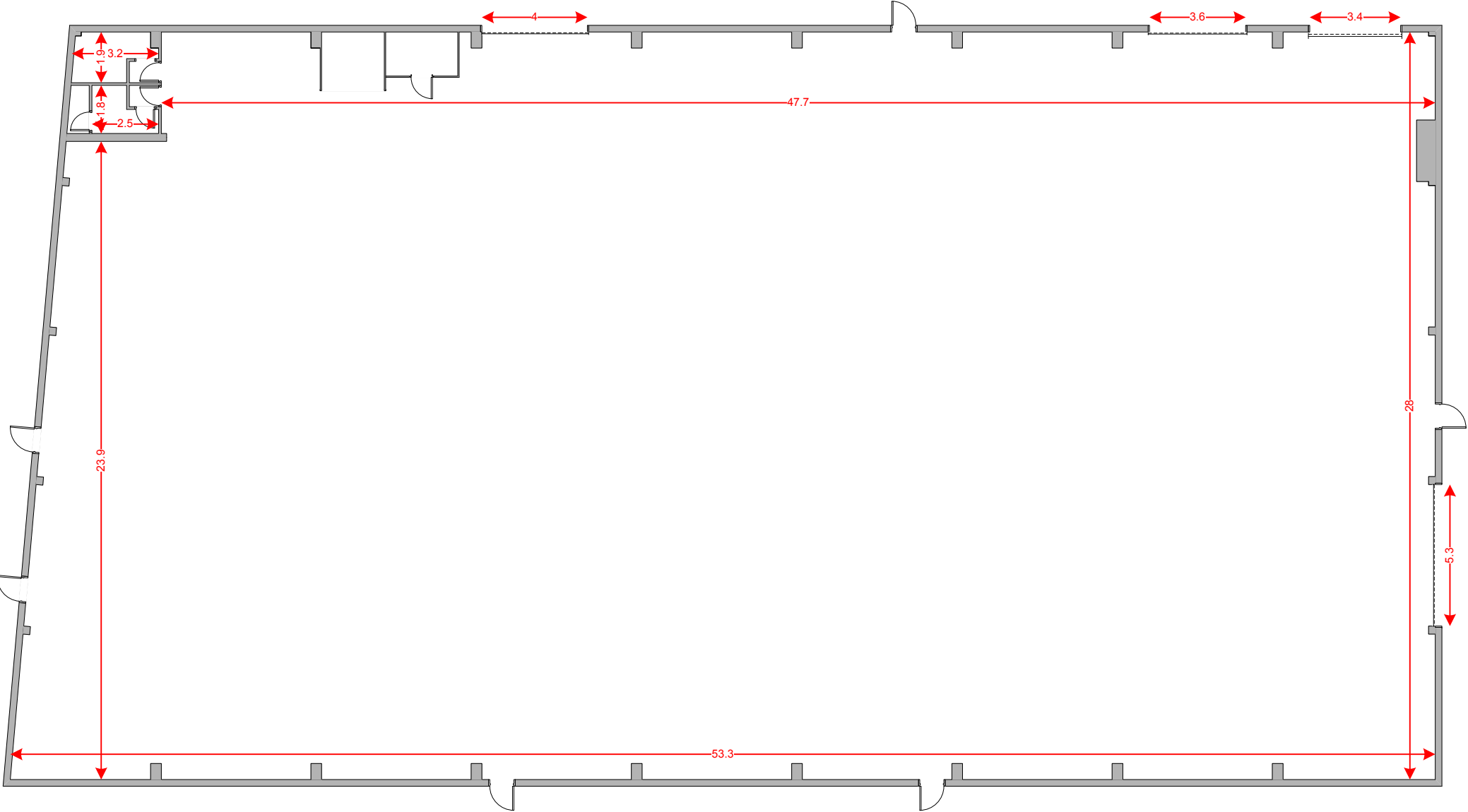
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Building: 1460 m² - 15720 ft²