



WAREHOUSE / INDUSTRIAL PREMISES

TO LET



Key Benefits

- 8m clear height
- 1 electric loading door
- 24/7 secure estate
- 2 storey fitted offices

MID TERRACE UNIT TO BE REFURBISHED

**4 POWERGATE BUSINESS PARK, VOLT AVENUE,
PARK ROYAL, NW10 6PW**

6,943 sq ft (645.03 sq m) GIA

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LOCATION

The property is located on the Powergate Business Park which is accessed via Chase Road. This modern secure business park provides quick access to A40 and A406, both of which provide access to central London and the motorway network.

The unit is just a short drive to Gypsy Corner for A40 access and within walking distance of North Acton tube station (central line – 20 minutes to Central London).

DESCRIPTION

The building was constructed in 2003 and comprises a modern mid-terrace unit with brick and clad elevations and is located on a 24/7 secure, well laid out estate.

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M ²
Warehouse	5,885	546.73
1 st Floor Offices	1,058	98.30
TOTAL	6,943	645.03

RATES

We recommend interested parties should make enquiries with the London Borough of Brent.

TERMS

The property is available on a new FRI lease.

RENT

On application

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – C73



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Chartered Surveyors