TO LET – Industrial / Warehouse Units

Units 2, 3, 4, 5 & 6 Manhattan Business Park, West Gate, London W5 1UP

GRAHAM SIBBALD

IMMEDIATELY AVAILABLE ON FLEXIBLE TERMS

3,136 – 21,670 sq ft



- Five self-contained light industrial / warehouse units.
- Apex height of 9.5m and rear height of 8.5m.
- First floor offices, with mezzanines to Units 3, 5 and 6.
- Units from 3,136 sq ft, totalling 21,670 sq ft.
- Roller shutter doors 6.5m (W) x 8.0m (H).
- Western fringe of Park Royal, just off the A406 and A40.

CONNECTIVITY

Manhattan Business Park, W5 1UP

7.5 miles
West of central London

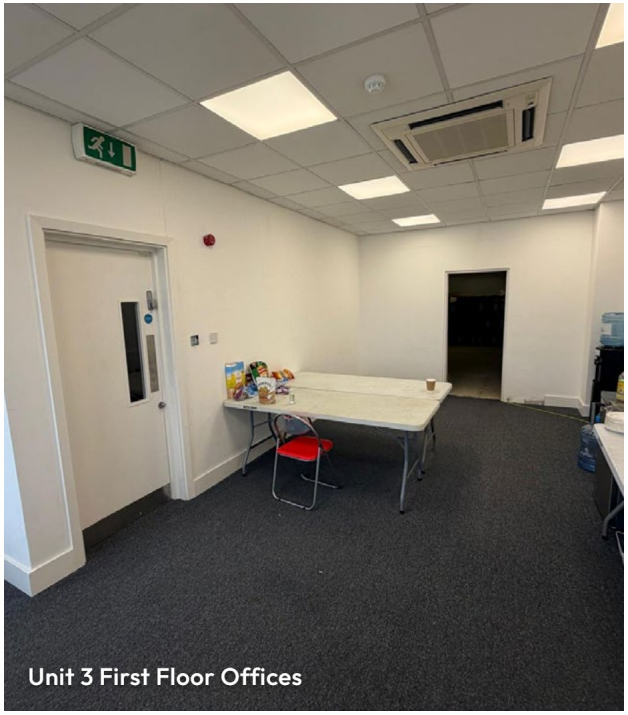
A406 / A40
Just off Hangar Lane, with direct A40 access

Park Royal
London's largest Strategic Industrial Land

Central line
Hangar Lane station, 6–10 minutes' walk

Piccadilly line
Park Royal station, 6–10 minutes' walk

M4 / M25 / M1
All within close proximity


Unit 3 First Floor Offices



Unit 5 Front Elevation

LOCATION

Manhattan Business Park is situated in the London Borough of Ealing, approximately 7.5 miles west of central London, just off Hangar Lane and the North and South Circular roads (A406). It benefits from direct access to the A40 and is within close proximity to the A4, M4, M25 and M1. The park lies on the western fringe of Park Royal, London's largest Strategic Industrial Land and home to over 1,700 businesses. Hangar Lane (Central line) and Park Royal (Piccadilly line) stations are 6–10 minutes' walk away, and Heathrow Airport is easily accessible.

DESCRIPTION

Constructed in 2004, the units provide modern light industrial / warehouse accommodation of steel portal frame construction with sheet steel cladding and a sloped roof with roof lights. Each unit benefits from the following:

- Roller shutter door measuring 6.5m (W) x 8.0m (H)
- Apex height of 9.5m and rear height of 8.5m
- Concrete floor and fluorescent strip lighting
- Ground floor offices and WCs
- First floor offices with suspended ceilings, carpets, uPVC windows, WCs and kitchenettes
- Mezzanine storage to Units 3, 5 and 6
- Concrete yard to the front providing parking, with additional communal parking


Unit 2 Warehouse


Unit 4 Warehouse



Unit 3 Front Elevation

ACCOMMODATION & QUOTING RENTS

UNIT	WAREHOUSE SQ FT	FF OFFICES SQ FT	MEZZANINE SQ FT	TOTAL SQ FT	TOTAL SQ M	QUOTING RENT PER ANNUM	RATEABLE VALUE	EPC
Unit 2 (warehouse only)	4,450	–	–	**4,450**	413	**£110,000**	£52,000	E (111)
Unit 2 (with offices)	4,450	1,183	–	**5,633**	523	**£126,000**	£52,000 + £30,500	E (111)
Unit 3	2,592	427	1,385	**4,404**	409	**£87,500**	£64,500	D (88)
Unit 4	2,568	568	–	**3,136**	291	**£71,500**	£57,000	C (62)
Unit 5	2,577	824	582	**3,983**	370	**£82,000**	£57,000	C (68)
Unit 6	2,294	546	1,674	**4,514**	419	**£83,500**	£49,000	C (59)

Areas are approximate Gross Internal Areas. Rents are exclusive of VAT. Unit 2 is available with or without its first floor offices.

PLANNING

The property is currently used for light industrial purposes (Class B2 & Class B8). The existing and approved use falls within the wider Class E(g) (Commercial, Business and Service).

SERVICE CHARGE

To be assessed.

VAT

To be confirmed.



Unit 2 Front Elevation

TENURE

Leasehold, available on flexible terms.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING

Strictly by appointment through the sole letting agents.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:



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