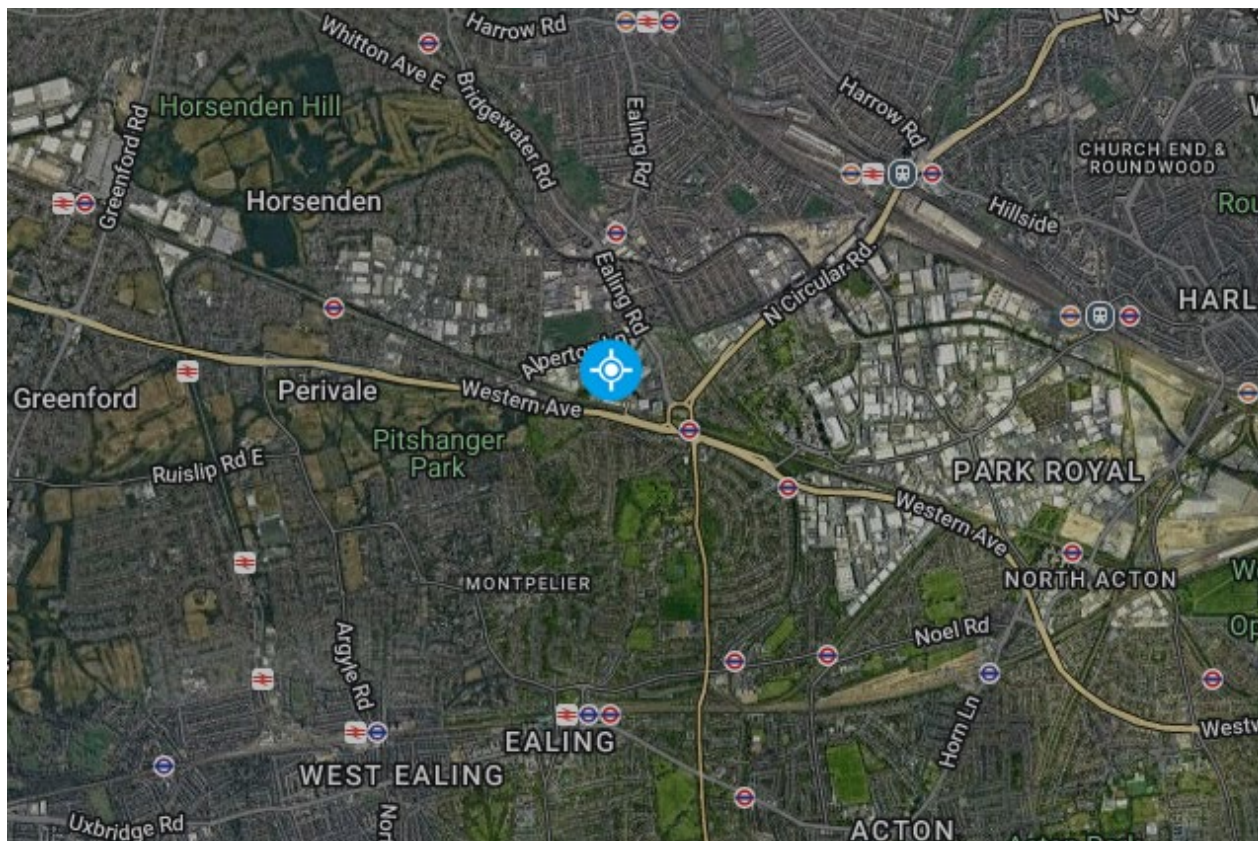


TO LET ON FLEXIBLE TERMS – Industrial / Warehouse Units

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



- Immediately available on flexible terms.
- A modern terrace of self-contained light industrial / warehouse units.
- Prominently located in the vicinity of Park Royal.
- Good specification including ground floor warehouse, mezzanine, and first-floor offices.
- Steel portal frame construction with an apex height of 9.5m.

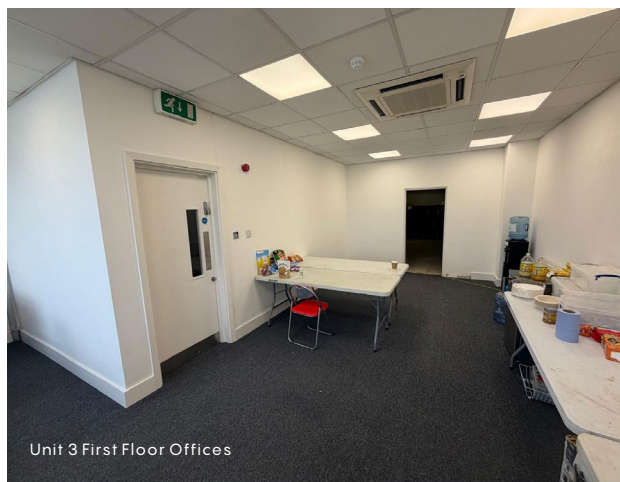


LOCATION

Manhattan Business Park is situated in the London Borough of Ealing, approximately 7.5 miles west of central London. The property is located just off Hangar Lane and the South and North Circular roads (A406). It benefits from direct access to the A40 and is within close proximity to the A4, M4, M25 and M1. The property lies on the western fringe of the prestigious Park Royal Industrial Estate, London's largest Strategic Industrial Land (SIL) and a vital hub for over 1,700 businesses. The location benefits from excellent transport links, with Hangar Lane (Central line) and Park Royal (Piccadilly line) tube stations between 6–10 minutes' walk away, and Heathrow Airport easily accessible.

DESCRIPTION

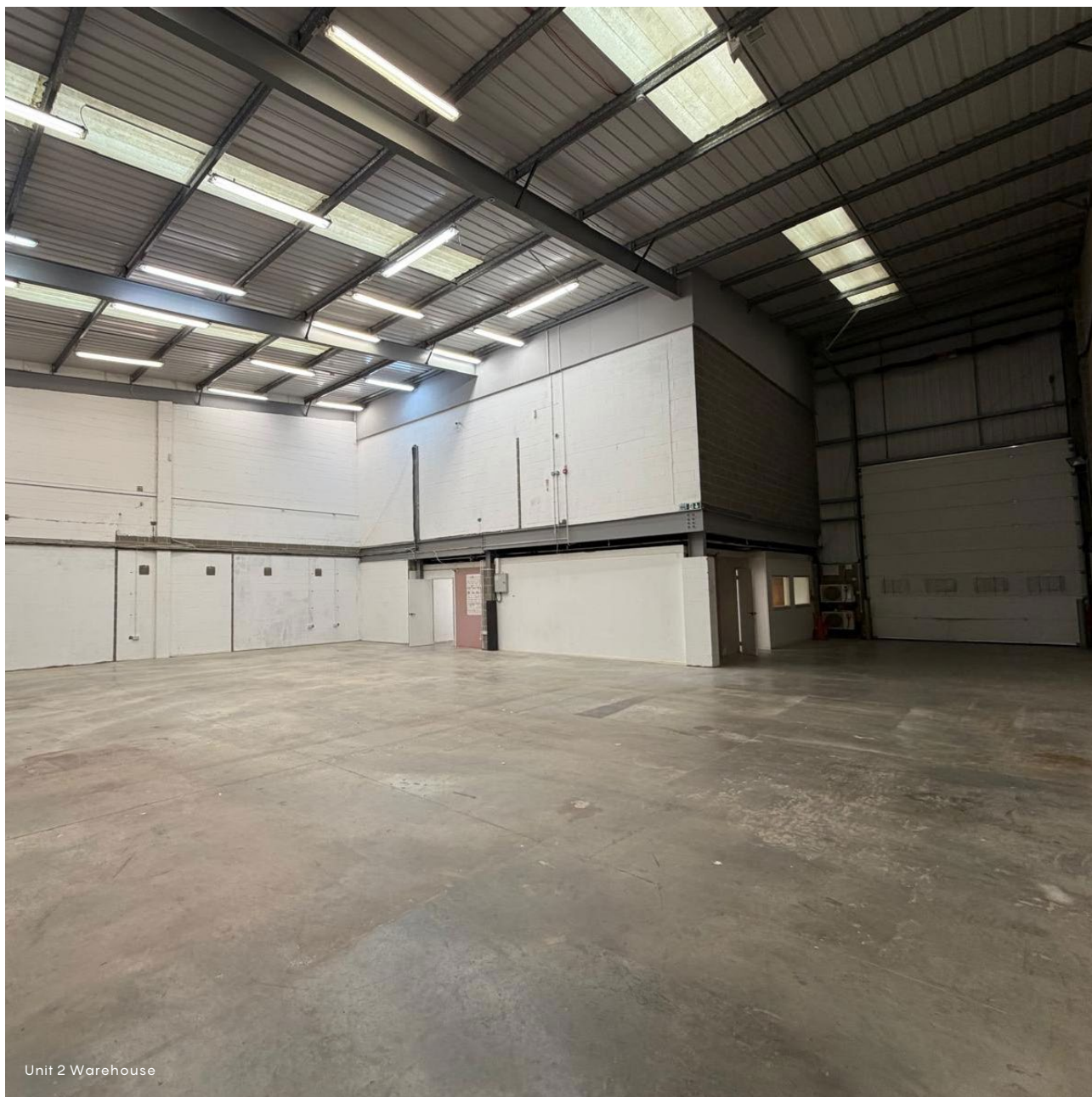
Constructed in 2004, the units provide modern, light industrial accommodation. Each unit is of steel portal frame construction with sheet steel cladding, a sloped roof with roof lights, and a large roller shutter door measuring 6.5m (W) x 8.0m (H). The units feature an apex height of 9.5m and a rear height of 8.5m, providing excellent floor-to-ceiling heights. Internally, each unit benefits from a concrete floor, fluorescent strip lighting, ground floor offices and WCs, and first-floor offices with suspended ceilings, carpets, uPVC windows, WCs, and kitchenettes. Units 1 and 3 also feature a mezzanine storage area (not present in Units 2 and 4). Externally, each unit has a small concrete yard to the front providing parking spaces, with additional communal parking available.



Unit 3 First Floor Offices



Unit 5 Front Elevation



Unit 2 Warehouse

ACCOMMODATION

We have considered the Gross Internal Areas (GIA) from the provided accommodation schedule. Unit 2 is offered as a standalone unit without the first-floor offices and with the first-floor offices. The approximate areas are as follows:

UNIT 2 FLOOR / USE	SQ M	SQ FT
Warehouse	413.42	4,450
Total	413	4,450

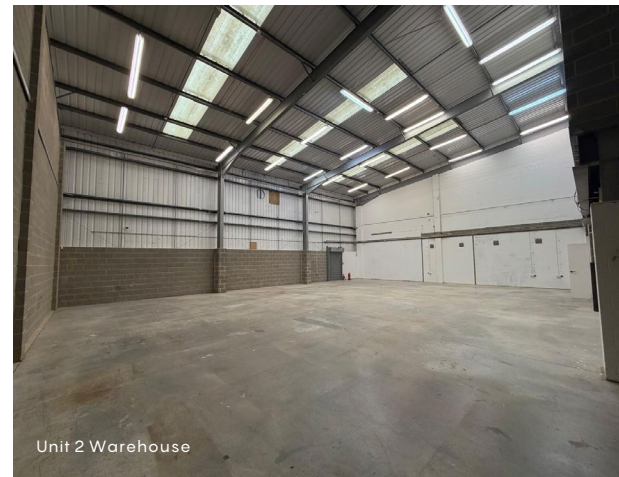
UNIT 2 FLOOR / USE	SQ M	SQ FT
Warehouse	413.42	4,450
Office (First Floor)	109.90	1,183
Total	523	5,633

UNIT 3 FLOOR / USE	SQ M	SQ FT
Warehouse	241	2,592
Office (First Floor)	40	427
Mezzanine	129	1,385
Total	409	4,404

UNIT 4 FLOOR / USE	SQ M	SQ FT
Warehouse	238.58	2,568
Office (First Floor)	52.77	568
Total	291.34	2,929

UNIT 5 FLOOR / USE	SQ M	SQ FT
Warehouse	239	2,577
Office (First Floor)	77	824
Mezzanine	54	582
Total	370	3,983

UNIT 6 FLOOR / USE	SQ M	SQ FT
Warehouse	213.12	2,294
Office (First Floor)	50.73	546
Mezzanine	155.52	1,674
Total	419.36	4,514



RATEABLE VALUE

UNIT	DESCRIPTION	RATEABLE VALUE
Unit 2	Ground Floor Warehouse & Premises	£52,000
Unit 2	1st Floor Office & Premises	£30,500
Unit 3	Warehouse & Premises	£64,500
Unit 4	Warehouse & Premises	£57,000
Unit 5	Warehouse & Premises	£57,000
Unit 6	Warehouse & Premises	£49,000

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).

VAT

TBC.

ENERGY PERFORMANCE CERTIFICATE

The following EPC ratings are recorded for the units:

Unit 2: E (111)
 Unit 3: D (88)
 Unit 4: C (62)
 Unit 5: C (68)
 Unit 6: C (59)

SERVICE CHARGE

To be assessed.

PRICE

UNIT 2 FLOOR / USE	SQ M	SQ FT	RENT PER SQ FT	ANNUAL RENT
Warehouse	413.42	4,450	£25	£111,250
Total	413	4,450		£111,250
			Rounded	£110,000

UNIT 2 FLOOR / USE	SQ M	SQ FT	RENT PER SQ FT	ANNUAL RENT
Warehouse	413.42	4,450	£25	£111,250
Office (First Floor)	109.90	1,183	£12.50	£14,788
Total	523	5,633		£126,038
			Rounded	£126,000

UNIT 3 FLOOR / USE	SQ M	SQ FT	RENT PER SQ FT	ANNUAL RENT
Warehouse	241	2,592	£25	£64,800
Office (First Floor)	40	427	£12.50	£5,338
Mezzanine	129	1,385	£12.50	£17,313
Total	409	4,404		£87,450
			Rounded	£87,500

UNIT 4 FLOOR / USE	SQ M	SQ FT	RENT PER SQ FT	ANNUAL RENT
Warehouse	238.58	2568	£25	£64,200
Office (First Floor)	52.77	568	£12.50	£7,100
Total	291.34	3136		£71,300
			Rounded	£71,500

UNIT 5 FLOOR / USE	SQ M	SQ FT	RENT PER SQ FT	ANNUAL RENT
Warehouse	239	2577	£25	£64,425
Office (First Floor)	77	824	£12.50	£10,300
Mezzanine	54	582	£12.50	£7,275
Total	370	3983		£82,000
			Rounded	£82,000

UNIT 6 FLOOR / USE	SQ M	SQ FT	RENT PER SQ FT	ANNUAL RENT
Warehouse	213.12	2294	£25	£57,350
Office (First Floor)	50.73	546	£12.50	£6,825
Mezzanine	155.52	1674	£12.50	£20,925
Total	419	4514		£83,563
			Rounded	£83,500

To arrange a viewing please contact:



MAX BUCKLAND

Max.Buckland@g-s.co.uk
07977 687267



GERARD BARRY

Gerard.Barry@g-s.co.uk
07812 687794



Unit 2 Front Elevation

TENURE

Leasehold.

LEGAL COSTS

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

VIEWING

Strictly through the sole selling agents.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

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.