

TO LET

62-66 Park Parade, Willesden,
London, NW10 4JB

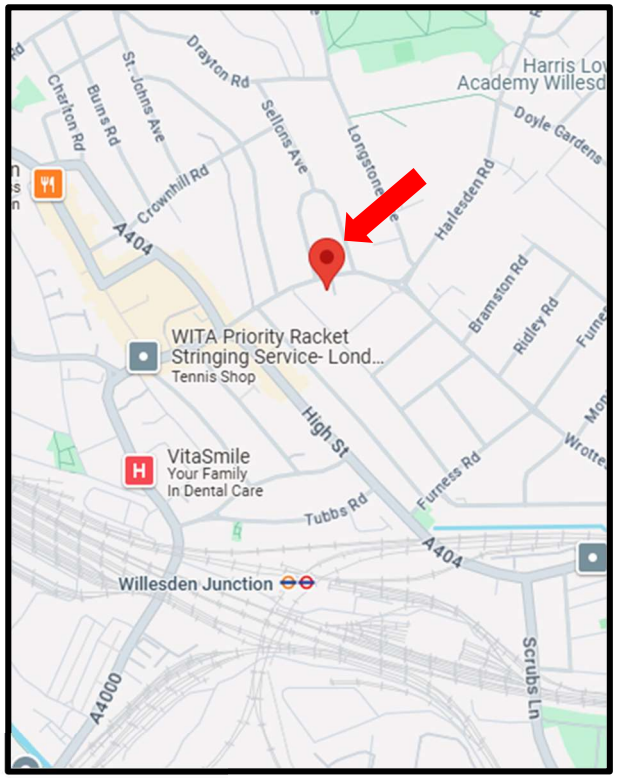
Warehouse / Trade Opportunity

5,352 sq ft / 498 sq m

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Location

The property is located at the end of a retail parade on Park Parade in Willesden northwest London. The A4000 and A404 are a short distance from the property providing a direct link to the A40 (Western Avenue) and A406 (North Circular Rd).

The property benefits from excellent public transport links with several bus routes operating along Park Parade. Willesden Junction London Underground Station (Bakerloo and London Overground services) is 0.6 miles (approximately a 12-minute walk) from the property.

Description

The property comprises a single storey warehouse / industrial unit with two storey offices. The property is of steel truss frame construction with part brick / part clad elevations with a height to the underside of the truss of 3.7m rising to 7.5m at the apex. Access to the unit is via an up and over shutter with a width of 3.7m and height of 3.2m or separate staff entrance. The trade entrance has been blocked up however can be easily reinstated.

The space benefits from W.C. facilities, kitchenette, mains services (3 phase electricity, gas and water) and roof lights. Externally there is a small secure yard area which is laid to tarmac and secured by sliding gates.

Terms

A new full repairing and insuring sub lease (of the existing lease that expires 28th September 2030) is available at a rent of **£66,900 per annum (£12.50 per sq ft)** exclusive plus VAT if payable. The lease is held inside the Landlord & Tenant Act 1954. Consideration will be given to an assignment of the lease. Subject to Contract.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor – Warehouse	4,829	449
First Floor – Offices	523	49
Total	**5,352**	**498**

Rates

Interested parties are to make their own enquiries via The London Borough of Brent.

Legal Costs

Each party is to bear their own legal costs.

EPC

The EPC rating for this property has been graded at E (110). An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood:-









David Theobald
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Ben Batchelor
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07423 181 840

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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Brent. March 2025.