


3,074 – 22,573 SQ FT
**FLEXIBLE LEASE
TERMS AVAILABLE**
AVAILABLE FOR IMMEDIATE OCCUPATION
KEY HIGHLIGHTS

- High quality modern units, with ability to combine
- Excellent location just off Hangar Lane roundabout with quick and easy access to A406 and A40
- Min. 7m eaves
- 1 level access loading door per unit
- Fully fitted first floor offices
- Dedicated car parking
- Range of full height warehouse space and partial/ full mezzanine warehouse space

ACCOMMODATION (GIA)

Unit	Sq Ft	Sq M
2	7,018	652
3	3,984	370
4	3,074	299
5	3,983	370
6	4,514	419
Total	22,573	2,110

For more information or to view please contact:
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SPECIFICATION

The estate offers modern industrial accommodation benefitting from the following specification:

- Min. 7m eaves
- 1 level access loading door per unit
- Fully fitted first floor offices
- Dedicated car parking
- Range of full height warehouse space and partial/ full mezzanine warehouse space

RENT

£25.00 per sq ft*

*Half rent on mezzanines

EPC:

The properties have EPC ratings of:

- Unit 2 – E-111
- Unit 3 – D-88
- Unit 4 - C-62
- Unit 5 – C-68
- Unit 6 – C-59

RATEABLE VALUE:

The Rateable values assigned to the premises by the VOA from 1 April 2023 are as follows:

- Unit 2 – £101,750
- Unit 3 – £51,500
- Unit 4 - £44,250
- Unit 5 – £39,000
- Unit 6 – £33,750

ACCOMMODATION (GIA)

Unit	Warehouse	Mezz	FF Office	Total SQ FT	Availability
2	4,450	1,385	1,183	7,018	Available immediately
3	2,578	582	824	3,984	Available Q3 2025
4	2,568		506	3,074	Available immediately
5	2,577	582	824	3,983	Available immediately
6	2,294	1,674	546	4,514	Available immediately
Total	14,467	4,223	3,883	22,573	Available immediately

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The Misrepresentation Act 1967.

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UNIT 2 – KEY HIGHLIGHTS

- Ground floor and warehouse only
- Min. 7m eaves
- Warehouse offices to undercroft
- Substantial mezzanine with dual access
- Dedicated car parking
- WC facilities
- Potential to combine with Unit 3
- Potential to take with first floor offices of approximately 1,183 sq ft

ACCOMMODATION (GIA)

Unit	W'house	Mezz	FF Office	Total SQ FT
2	4,450	1,385	1,183	7,018

RATEABLE VALUE:

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £101,750

EPC: E111

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UNIT 4 – KEY HIGHLIGHTS

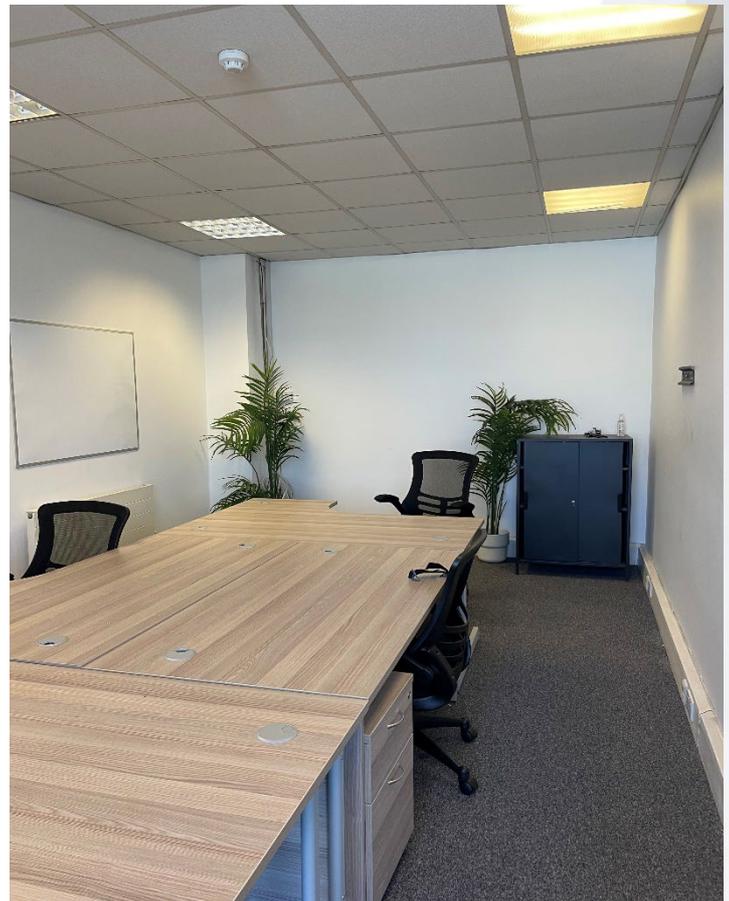
- Min. 7m eaves
- Undercroft office
- Fully fitted first floor office with kitchenette
- 2 x WCs
- 5 car parking spaces
- Potential to combine with Units 3 & 5

ACCOMMODATION (GIA)

Unit	Warehouse	FF Office	Total SQ FT
2	2,568	568	3,074

RATEABLE VALUE:

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £44,250

EPC: C-62**HEATHER HARVEY-WOOD**

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UNIT 5 – KEY HIGHLIGHTS

- Min. 7m eaves
- Fully fitted first floor office
- Mezzanine office and storage space
- Warehouse office & kitchenette
- 2 x WCs
- 5 car parking spaces
- Potential to combine with units 4 & 6

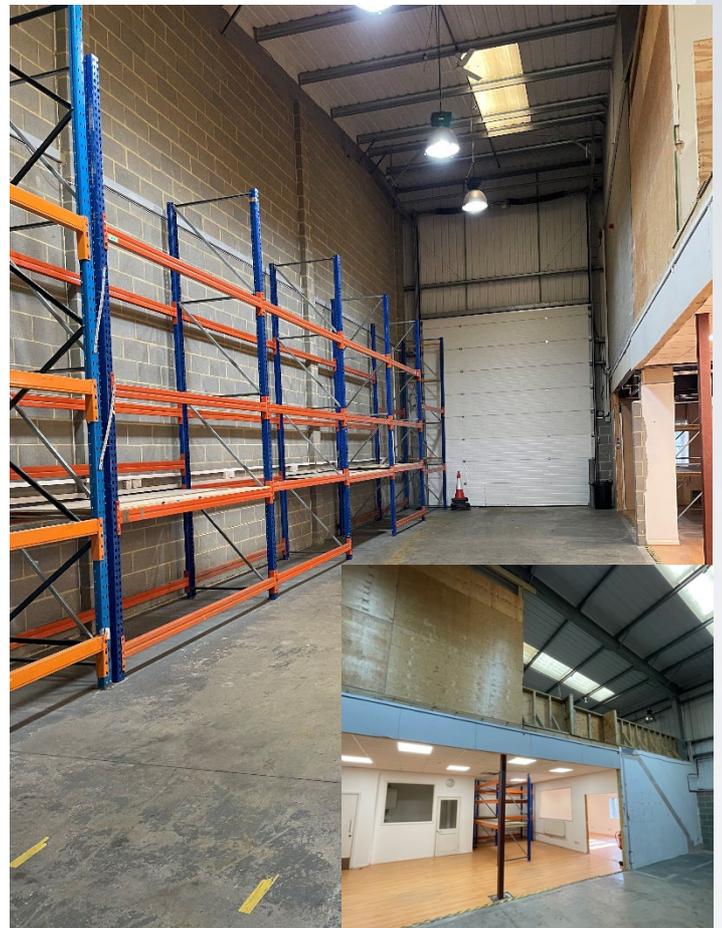
ACCOMMODATION (GIA)

Unit	W'house	Mezz	FF Office	Total SQ FT
5	2,577	582	824	3,983

RATEABLE VALUE:

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £39,000

EPC: C-68



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UNIT 6 – KEY HIGHLIGHTS

- Fully mezzanined unit
- Fully fitted first floor office
- Mezzanine kitchen
- 2 x WCs
- 5 car parking spaces
- Potential to combine with Unit 5
- PV on roof

ACCOMMODATION (GIA)

Unit	W'house	Mezz	FF Office	Total SQ FT
6	2,294	1,674	546	4,514

RATEABLE VALUE:

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £33,750

EPC: C-59**HEATHER HARVEY-WOOD**

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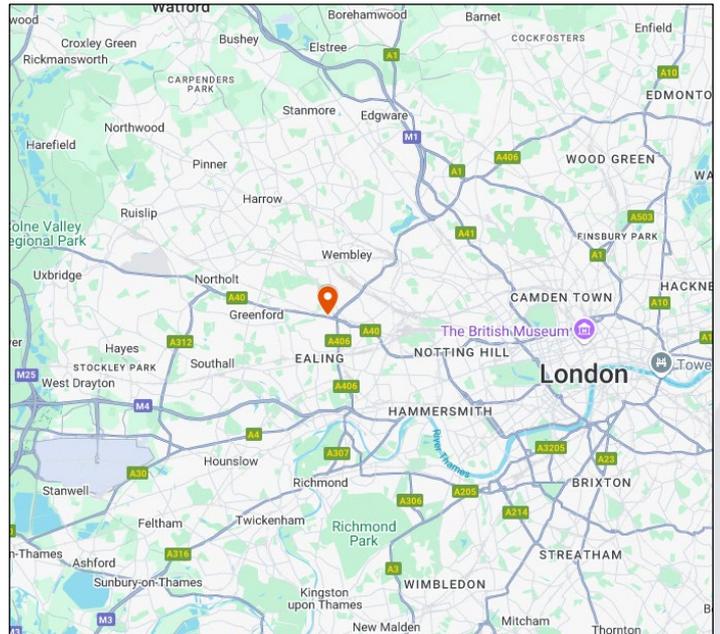
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LOCATION

Manhattan Business Park is located on West Gate on the edge of Park Royal/Acton. The estate offers strong transport links, being c. 0.2 miles from the Hangar Lane Gyratory, which provides immediate access to the A40 and A406, which in turn provide access to Central London (9 miles), M4 J1 (3.2 miles), M1 J1 (4.5 miles) and M25 J16 (10.5 miles).

Hangar Lane (0.4 miles) and Park Royal (0.8 miles) Underground stations provide services on the Central and Piccadilly Lines respectively.

What3words ///lungs.ruby.transmitted



Location	Distance (miles)	Drive Time
Hangar Lane Gyratory	0.2	1 min
A40	0.4	3 mins
A406	0.3	3 mins
M4 (J1)	3.2	9 mins
M1 (J1)	4.5	9 mins
Central London	9	28 mins
M25 (J16)	10.5	15 mins



TERMS

The units are available by way of new full repairing and insuring leases.

FURTHER INFORMATION & VIEWINGS:

Please contact Heather or Alex

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