


3,983 – 11,002 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
2 & 3	11,002	1,022
5	3,983	370
6	4,514	419
5 & 6	8,497	789

For more information or to view please contact:
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ALEX DOYLE

Cushman & Wakefield

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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

ACCOMMODATION (GIA)**EPC:**

The properties have EPC ratings of:

- Unit 2 – E111
- Unit 3 – D88
- Unit 5 – C68
- Unit 6 – C59

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 5 – £39,000
- Unit 6 – £33,750

Unit	Warehouse	Mezz	FF Office	Total	Availability
2	4,450	1,385	1,183	7,018	Available immediately
3	2,578	582	824	3,984	Available Q3 2025
2 & 3	7,028	1,967	2,007	11,002	Available Q3 2025
5	2,577	582	824	3,983	Available immediately
6	2,294	1,674	546	4,514	Available immediately
5 & 6	4,871	2,256	1,370	8,497	Available immediately

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The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.. March 2025

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
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 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 Unit 6

ACCOMMODATION (GIA)

Unit	W'house	Mezz	FF Office	Total
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

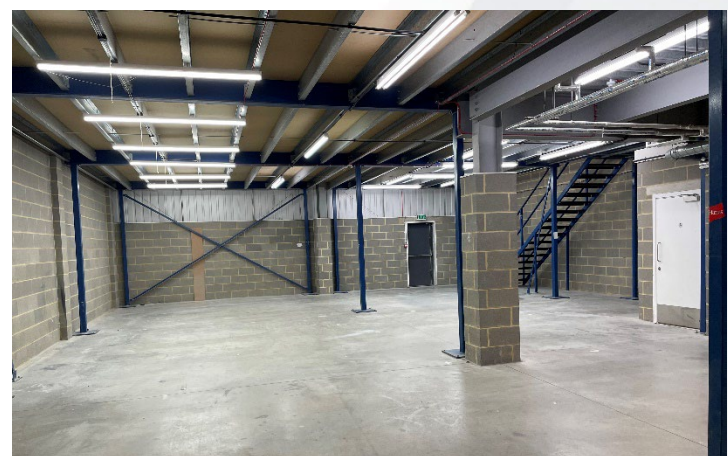
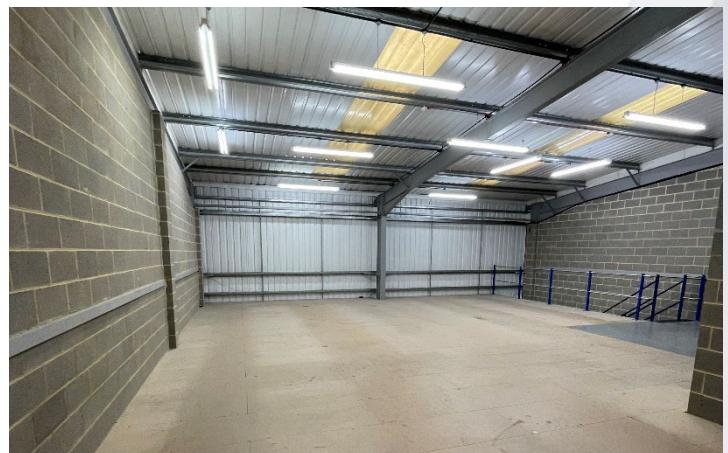
ACCOMMODATION (GIA)

Unit	W'house	Mezz	FF Office	Total
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



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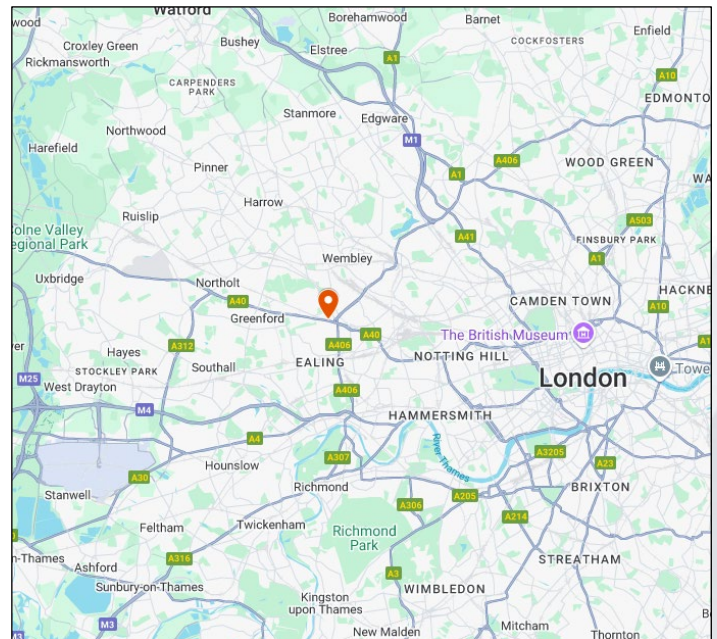
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LOCATION

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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