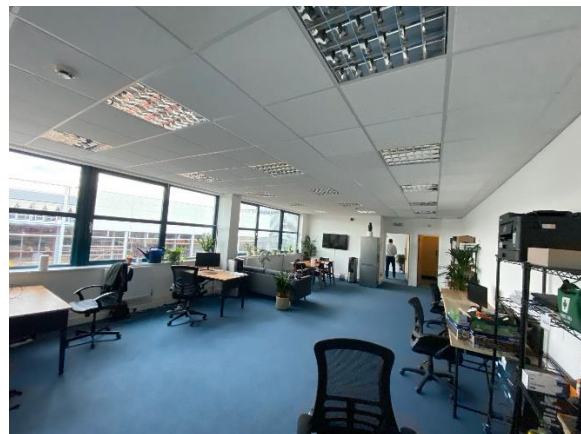


To Let

Unit 4 Powergate
Business Park, Park
Royal, London,
NW10 6PW



www.TLRE.co.uk



To Let Modern
Warehouse Unit

7,131 sq ft

Unit4 Powergate Business Park, Park Royal, London, NW10 6PW.



www.TLRE.co.uk

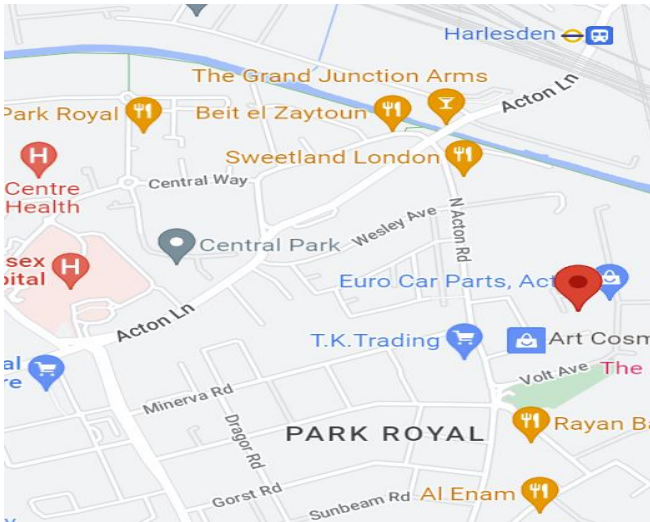
Description

Powergate Business Park is a modern, high quality industrial/warehouse scheme with 24-hour access and security gatehouse.

The mid terrace unit is of steel portal frame construction with brick and blockwork elevations and a clear height of 8m. The unit benefits from an up and over electric loading door, 3 phase power, 7 car spaces and a generous loading apron to the front of the unit.

The offices are arranged over first floor and benefit from suspended ceiling, perimeter trunking, carpeting and a kitchenette. WCs are located on ground and first floor. The undercroft provides flexible space for additional offices or low-level storage.

Location



Powergate is accessed directly off North Acton Lane/Chase Road via Volt Avenue. The A40 is located just 1 mile to the south with the North Circular (A406) 1.8 miles to the north.

Bus services stop outside on Chase Road with services to Finchley, Wembley and Chiswick. Harlesden station is 1 mile north and has Bakerloo services to central London, Elephant and Castle and Stonebridge Park.

Terms

The unit is held under a 5-year lease commencing in April 2021, and expiring April 2026. We can offer a sublease, assignment, or a new lease to be agreed via the landlord.

Business Rates

We understand the property has a Rateable Value of £100,000 however potential occupiers are recommended to make their own enquiries to the LB Ealing.

EPC

An EPC is available on request.

Costs

Each party to bear their own legal costs.

Area	Sq M	Sq Ft
Warehouse & Reception	560.76	6,036
1 st floor Office	101.73	1,095
TOTAL	662.49	7,131

TLRE
Tel: 0203 151 1011
Email: info@tlre.co.uk

Ed Thomason
Tel: 07818 065 276
Email: et@tlre.co.uk

Paul Londra
Tel: 07779 269 290
Email: pl@tlre.co.uk

Important notice: TLRE for itself, the vendors or lessors, of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property, to prospective purchasers or tenants as applicable. Who are solely responsible for making their own investigations or taking independent advice, including the cost of doing so and forming their own view as to the condition of the property its fitness for their requirements and the accuracy or completeness or any description of the statements herein. These particulars do not constitute any recommendation or offer to enter into a contract in regard to the properties above. TLRE does not guarantee the description, dimensions references to condition, necessary permissions for use and other occupations contained herein and prospective purchasers or tenants must not rely upon them as statement of fact or representations. Rents quoted may be subject to VAT. Neither TLRE nor the vendors of this(these) properties accept any liability or responsibility (whether in negligence or otherwise) arising from loss from using these particulars. Any reference to any plant machinery equipment services fixtures and fittings shall not constitute a representation (unless otherwise expressly stated) as to its state or condition or that it is fulfilling its intended function. Neither TLRE, its directors, employees or agents, has any authority to make, and does not make, any representation or warranty or to enter into any contract in relation to the property or properties. TLRE March 2024