



Cadogan House

60 Hythe Road, London, NW10 6RS

Three Storey Character Warehouse Building

28,156 sq ft

(2,615.78 sq m)

- Front, rear & side loading doors
- Rear dedicated loading yard
- 2x Side access roads
- 17x Allocated parking spaces
- 3.2m min GF height & 6.2m max SF eaves height
- Goods lift
- 3 Phase power
- Concrete floor
- 2x WC

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Summary

Available Size	28,156 sq ft
Rent	£222,000.00 per annum
Business Rates	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise a three storey character warehouse building of open plan layout. Access is gained via five roller shutter doors located on the front, side and rear of the premises serviced by two access roads. The premises also benefits from a goods lift that accesses all three floors, 3 phase power and ample parking provisions.

Location

The property is located on Hythe Road due north of the White City junction on the A40 and is just off the A219 (Scrubs Lane). The A219 links with the A40 Western Avenue providing excellent access into Central London and also the national motorway networks (M1, M4, M40 and M25). Willesden Junction Underground Station (Bakerloo Line) is 1 mile away offering good public transport links into Central London and beyond.

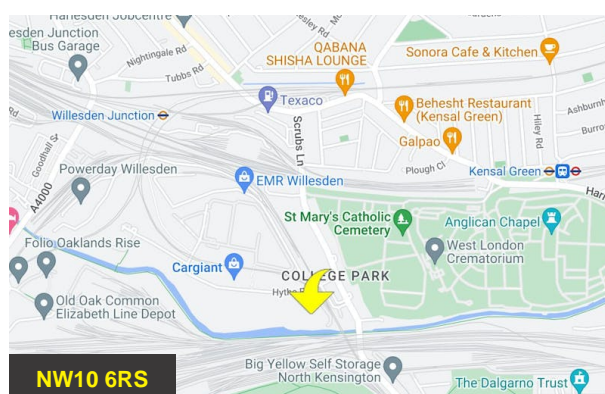
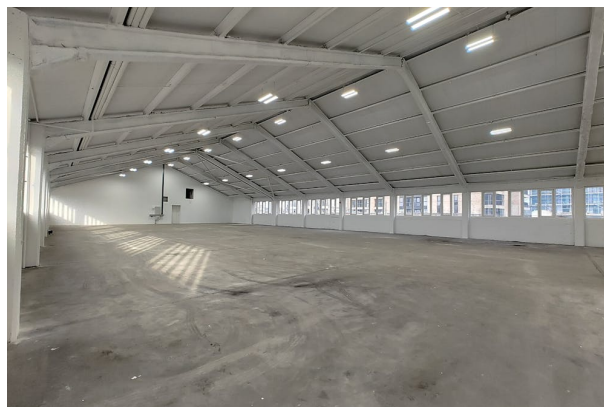
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	10,603	985.05
First Floor Warehouse / Storage	9,927	922.25
Second Floor Warehouse / Storage	7,626	708.48
Total	28,156	2,615.78

Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews.



Viewing & Further Information



Jack Pay

020 3333 2222 | 07411 576313

jp@telsar.com



Dipesh Patel

020 3333 2222

dp@telsar.com