

# UNIT 1 TO LET

9,158 ft<sup>2</sup> (850.9 m<sup>2</sup>)



FRONTAGE TO  
A407 HIGH ROAD



SECURE  
GATED ESTATE



DUE TO BE  
REFURBISHED



Indicative internal

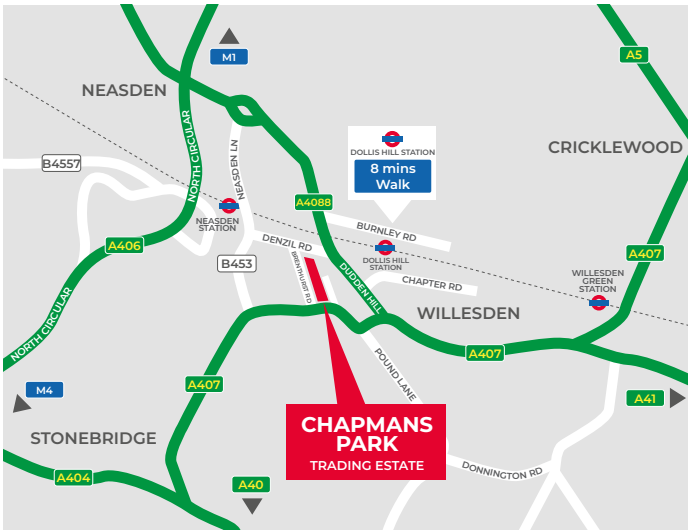
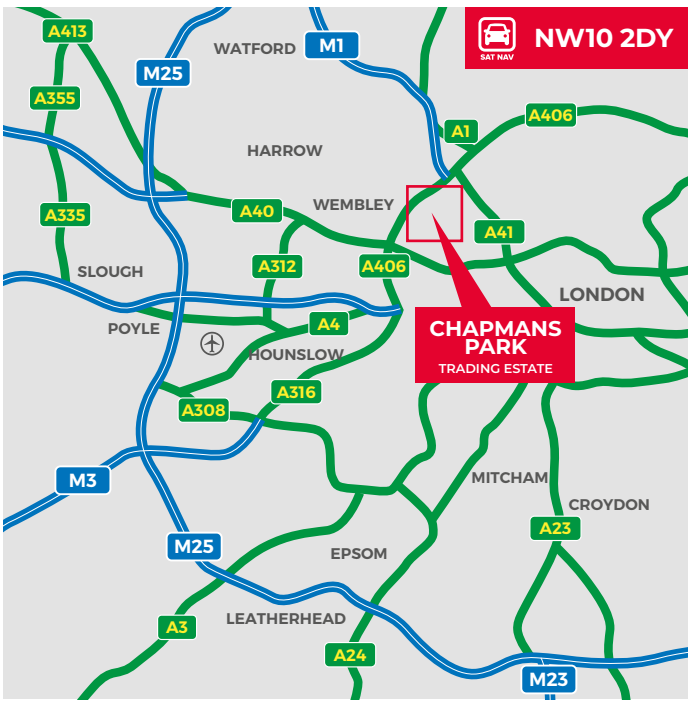


[www.ipif.com/chapmanspark](http://www.ipif.com/chapmanspark)

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

**CHAPMANS PARK** TRADING ESTATE  
378 HIGH ROAD, WILLESDEN, LONDON, NW10 2DY





## LOCATION

Chapmans Park Trading Estate is prominently located on the (A407) High Road in Willesden and is accessed via Neasden Lane or alternatively Church Road. The estate is situated in a well-established industrial district. The (A406) North Circular Road, (A40) Western Avenue serving Central London and the national motorway network are all within close proximity. Dollis Hill & Neasden London Underground Stations (Jubilee Line) are within walking distance and the area is well serviced by several bus routes.

## DESCRIPTION

An Industrial/Warehouse unit of steel portal frame construction with brick elevations to a pitched roof. The Warehouse/storage space is situated on the ground floor accessed via a level access full height loading door. The unit benefits from a dedicated loading bay, allocated parking spaces and first floor office space. The unit is due to be refurbished.

## SPECIFICATION

- Securely gated estate
- Minimum eaves height of 5.0m to underside of haunch, rising to 7.3m at the roof apex
- Loading door (W 4.34m x H 4.77m)
- Dedicated secure loading bay with a canopy
- 16 parking spaces
- Three phase power & gas
- Male & Female WCs
- Kitchenette

## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 1	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	645.6	6,949
Ground Floor Offices	94.7	1,019
First Floor Offices	94.7	1,019
Loading Canopy	15.9	171
<b>TOTAL (GEA Approx.)</b>	<b>850.9</b>	<b>9,158</b>



Indicative internal

On behalf of the Landlord



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# CHAPMANS PARK

## TRADING ESTATE

378 HIGH ROAD,  
WILLESDEN, LONDON  
NW10 2DY

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### ENERGY PERFORMANCE RATING

EPCs are available on request.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the Landlord



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