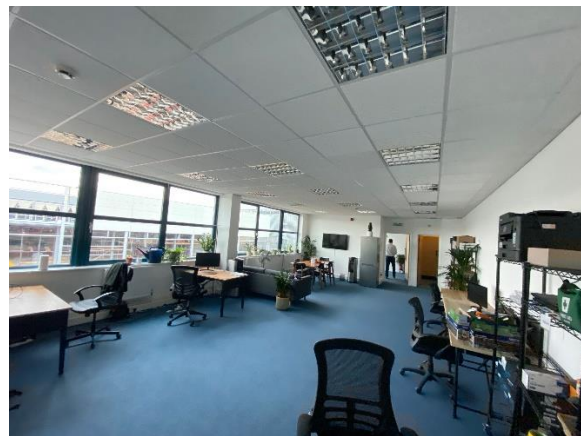


# To Let

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



[www.TLRE.co.uk](http://www.TLRE.co.uk)



To Let Modern  
Warehouse Unit

7,131 sq ft

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



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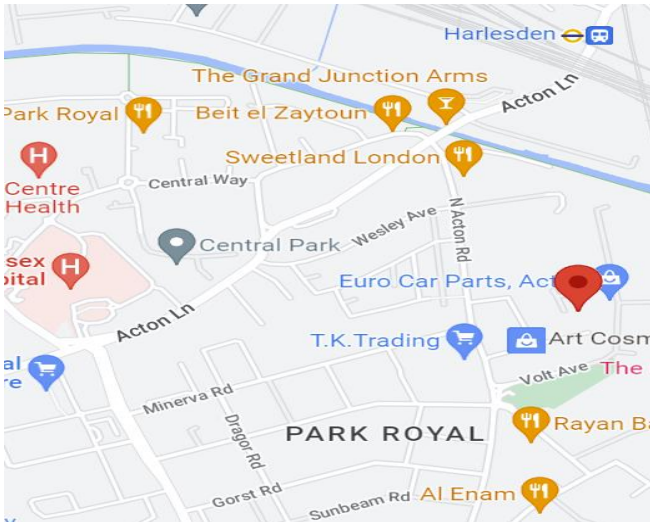
## Description

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 Elephant and Castle and Stonebridge Park.

## Terms

The unit is held under a 5-year lease commencing in April 2021, with a tenant break in April 2024. 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 £72,000 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 <sup>st</sup> floor Office	101.73	1,095
<b>TOTAL</b>	<b>662.49</b>	<b>7,131</b>

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