



For Sale / May Let

Unit 3, 10 William Road,
Warren Street, London, NW1 3EN



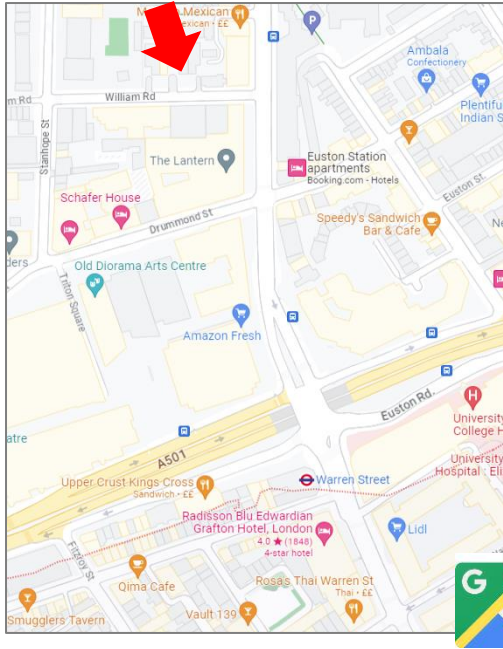
Video Link

**Central London
Warehouse Opportunity**
2,419 - 3,825 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Unit 3, 10 William Road, Warren Street, London, NW1 3EN



Description

A very rare opportunity to secure a very central industrial warehouse opportunity in Warren Street. The unit benefits from:

Height: 5.5m (underside of the haunch)
 Parking: 4 parking spaces
 Yard: 17m deep loading area
 Floor: Concrete Floor
 Utilities: Three Phase Power, Gas, Waste, Water

Outside the Congestion Charge Zone.

Location

The unit is situated 5 minutes walk from Warren Street station, between Fitzrovia, Kings Cross, Euston and Camden. The building is on the northern side of William Road within close proximity to Euston Road (A501) and within walking distance of the West End. British Land's Regent's Place Development is located to the South of the property. Warren Street (Victoria and Northern Line services), Euston Square, Euston, Kings Cross & St Pancras Stations offer local, national and international connections. Local occupiers include the likes of Facebook, Dentsu Aegis, Wellcome Trust and UCL. UCH is approximately 5 minutes' walk from the unit.

Floor Areas (GIA)

	Sq ft
Ground Floor	2,069
First Floor Office	350
Total	2,419
Mezz	1,406

Terms

Offers are invited for the freehold with vacant possession. Alternatively, a new lease may be available on terms to be agreed. The lease will be granted outside the Act.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
Fabians@grantmillswood.com
 07597 488177



Jonathan Hay
Jonathanh@grantmillswood.com
 07798 605532



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Business rates - Interested parties are advised to make their own enquires via the London Borough of Camden. Nov 2024.

Grant Mills Wood
 chartered surveyors

www.grantmillswood.com
020 7629 8501