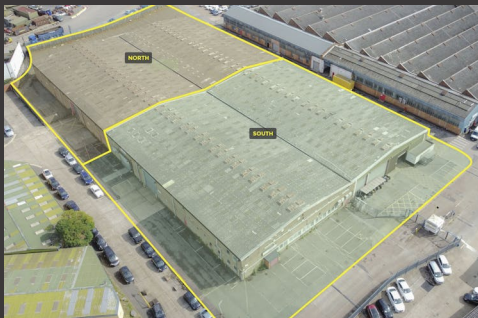
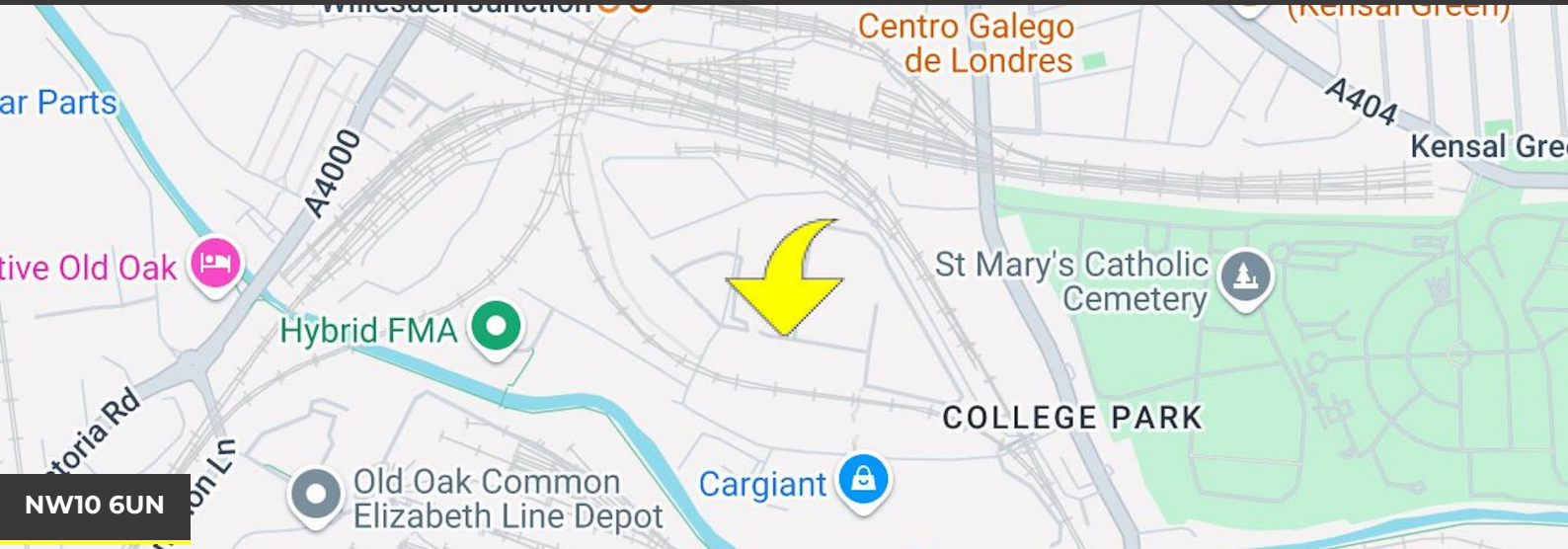


TO LET**INDUSTRIAL / WAREHOUSE DISTRIBUTION UNIT WITH REAR YARD****Unit 1, 24 Salter Street**
London, NW10 6UN**37,212 TO 77,344 SQ FT (3,457.11 TO 7,185.49 SQ M)**

- The unit can be taken split or as a whole
- Multiple loading doors
- Ample parking spaces
- Welfare facilities
- Concrete floor
- Ancillary office accommodation
- Walking distance to Willesden Junction UG Station (Bakerloo Line)
- Rear yard (Approx. 18,000 sqft)
- Max eaves height 7.7m
- 3 Phase power & gas
- Translucent roof panels
- LED Lighting
- Close proximity to A40

Location

The building is located on Salter Street just off Hythe Road, located due north of the White City junction on the A40 and is accessed directly from 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 1.1 miles away offering good public transport links into Central London and beyond.



Accommodation

DESCRIPTION	SQ FT	SQ M
North Wing	37,212	3,457.11
South Wing	40,132	3,728.38
TOTAL	77,344	7,185.49

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

Summary

Available Size	37,212 to 77,344 sq ft
Tenure	New Lease
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure
Service Charge	Upon enquiry
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description

The premises comprises an industrial/warehouse distribution unit primarily of brick elevations to a pitched roof. The warehouses benefit from an open plan layout with access gained via multiple loading doors, serviced by a large rear yard. Ancillary office accommodation is available to the front of the unit, with ample parking surrounding the unit. The unit benefits from 3 phase power, gas and a max height of 7.7m. The unit can be taken split or as a whole.

Travel Distances

A40 - 1.4 miles
A406 - 2.6 miles
Willesden Junction Underground Station (Bakerloo Line) - 1.1 miles
Central London - 7 miles

Source: Google Maps

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



For further information or to arrange a viewing, please contact sole agents:

Jack Pay
020 8075 1238
jp@telsar.com

Tom Boxall
0208 075 1239
tb@telsar.com

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