



Unit 11 Mitre Bridge Industrial Estate

Mitre Way, White City, W10 6AU

**Fully Refurbished Industrial /
Warehouse Unit**

2,041 sq ft

(189.62 sq m)

- Fully refurbished
- Clear eaves height 5.13m rising to 6.64m
- Electric roller shutter door
- 3 Phase power
- Dedicated loading & parking
- Security shutters to entrance door & window
- Direct access to A40
- Walking Distance to White City UG Station (Central Line)

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Summary

Available Size	2,041 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure.
Service Charge	Approx. £2 psf
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Mitre Bridge Industrial Estate is 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). Ladbroke Grove Underground Station (Hammersmith & City Line) is 1.2 miles away offering good public transport links into Central London and beyond.

Travel Distances

- A40 - 0.8 miles
- A406 - 4.2 miles
- Westfield Shopping Centre - 1.3 miles
- White City Underground Station (Central Line) - 1 mile
- Latimer Road Underground Station (Hammersmith & City Line & Circle Line) - 1.3 miles
- Central London - 6.3 miles

Description

The premises comprises a fully refurbished unit of steel portal frame construction with part brick and part profile cladding elevation. Access to the warehouse is via a electric roller shutter door serviced by a dedicated loading bay with allocated car parking spaces to the front elevation. The warehouse area is of a clear open-plan configuration benefiting from 3 phase power and a clear eaves height of 5.13m.

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.

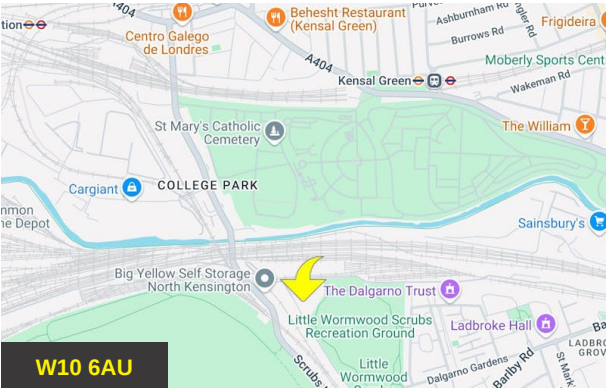
Accommodation

All measurements are approximate and on a gross internal basis (GIA)

Description	sq ft	sq m
Warehouse	2,041	189.62
Total	2,041	189.62

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.



Viewing & Further Information



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