








Newly Decorated Industrial Unit

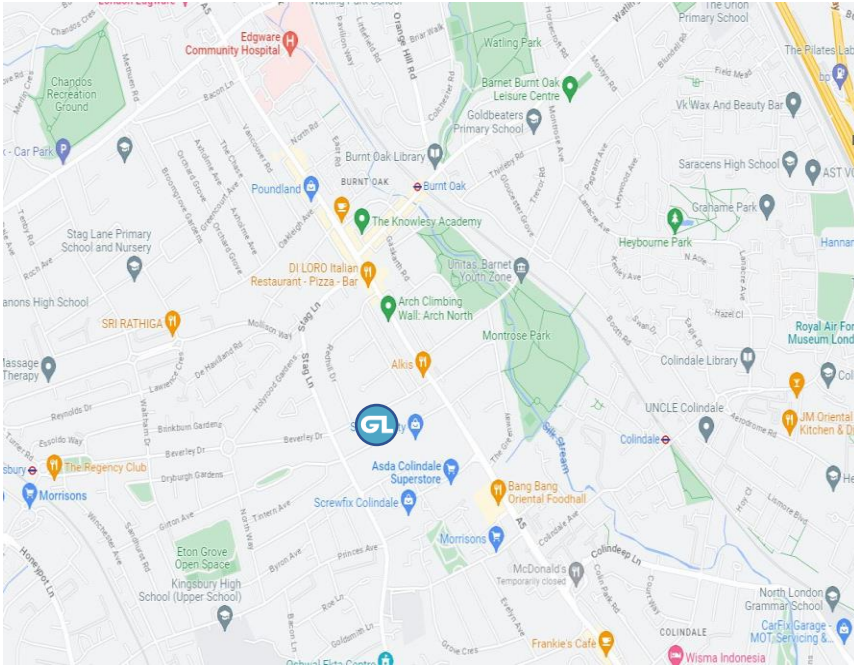
Carlisle Road, London, NW9 0HL

4,755 SQ FT (441.75 SQ M.)

Location: The premises are situated at the eastern end of Carlisle Road located on the southern side of thoroughfare close to the junction with the Edgware Road (A5) at Colindale. The property offers excellent vehicle access and is within close proximity of the M1 Motorway and the A406 North Circular. Burnt Oak Underground Station (Northern Line) is a ten-minute walk from the property.

Description: These premises on Carlisle Road is a self-contained industrial building with an open plan ground floor with a WC located at first floor level. The property is accessed via a side driveway with a newly installed electric roller shutter and pedestrian entrance to the front of the building. This industrial space would be ideal for a wide range of storage, light industrial and catering uses subject to the landlords approval and is available immediately.

-  Strong Transport Links
-  Kemtech Food Grade Flooring
-  Electric Roller Shutter
-  Redecorated Warehouse
-  3-Phase power



Tenure: Leasehold

Terms: Flexible Terms.

Rental: Price on application.

VAT: VAT is applicable.

Rates: To be confirmed.

EPC: Energy Performance Rating of 'D'.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

 @commercialleigh

 @commercialleighp

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

Viewing & further information
Strictly by prior appointment

Danny Pincus
Tel. 020 8952 6434
danny@goldsteinleigh.com

Aharon Goldstein
Tel. 020 8952 6434
aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given 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, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.