

TO LET



Unit 18, Garrick Industrial Estate, Irving Way, London NW9 6AQ
Warehouse / Industrial Unit – 15,400 sq ft (1,430.7 sq m)



Property Features

- To be fully refurbished
- End of terrace unit
- Trade counter potential
- Undercroft for flexible future fit out
- Fitted first floor offices
- 6.2m eaves height
- Covered loading area
- 4 allocated car parking spaces

Location

The estate occupies a convenient location just off the A5 Edgware Road providing good connections to the A406 North Circular Road, M1 and routes into central London. The area is well served by public transport with a number of bus routes passing close to the estate.

Hendon train station is located a few minutes' walk to the south of the property providing good access to the central London transport system via London St Pancras International (approx. 15 minutes journey time).

Description

Unit 18 is an end of terrace warehouse / industrial unit of steel portal frame construction. The unit is due to be fully refurbished to a modern standard.

The property benefits from:

- 6.2m eaves height rising to 7.35m at the apex
- Good natural light
- Covered loading bay at front
- 3 phase power and gas supply
- 4 allocated parking spaces
- Additional estate parking
- First floor fitted offices
- Male & Female WC's

Accommodation

	Sq Ft	Sq M
Warehouse	12,876	1,196.2
Undercroft and welfare	932	86.6
First Floor Offices	930	86.4
Covered Loading	662	61.5
TOTAL	15,400	1,430.7

All areas are approximate gross external.

Terms

Unit 18 is available by way of a new full repairing and insuring lease.

Rent on application.

EPC

To be reassessed following refurbishment.

Legal Costs

Each party to bear their own legal costs.



Business Rates

The property has a rateable value of £142,000 (April 2023) and is described as "warehouse & premises".

VAT

Rent is subject to VAT.



*Photos indicative of refurbished unit on estate**

Contact

For further information, or to arrange a viewing, please contact the joint agents.



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SUBJECT TO CONTRACT

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