



Unit 2 & 3

Artesian Industrial Estate, London, London, NW10 8RW

Refurbished light industrial units - flexible lease terms available

2,086 sq ft
(193.80 sq m)

- Accessible 24 hrs. a day, 7 days a week
- On site parking, CCTV and a gated entrance. •
- Well connected via public transport
- Close proximity to North Circular, A404 and A40.
- Shutter access

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Summary

Available Size	2,086 sq ft
Rent	£27.41 per sq ft
Business Rates	Upon Enquiry
Service Charge	TBC
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This secure and well-maintained light-industrial estate is located in Stonebridge, NW10 and provides an industrial units ranging from 1,280 sqft to 1,948 sqft. The estate is accessible 24 hours a day, 7 days a week and has the benefit of on-site parking, CCTV and a gated entrance.

Location

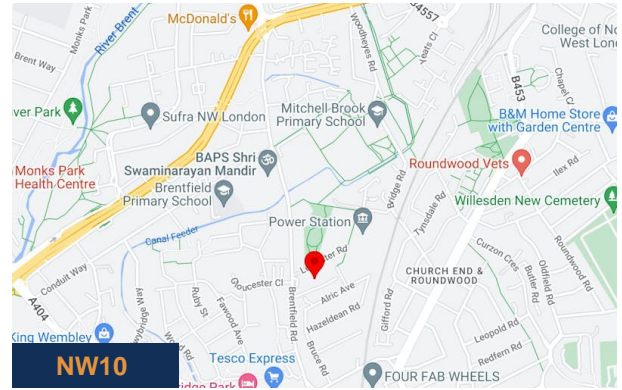
The estate is less than 1 mile north of Park Royal, the largest business park in London, and benefits from proximity to the North Circular, A404 and A40 providing fantastic connections to the rest of London. The estate is also well connected via public transport with the nearby Harlesden Station being served by both London Overground and Underground Bakerloo lines.

Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 3	1,497	139.08	Available
Total	1,497	139.08	

Terms

The units are available by way of new lease for a term to be arranged. Flexible leases are available.



Viewing & Further Information



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