



Business Unit in the Heart of Neasden with parking for 4-5 cars

UNIT 9 IRON BRIDGE CLOSE

Great Central Way, NW10 0UF

Industrial
TO LET

3,170 sq ft
(294.50 sq m)

- Excellent location on Great Central Way with unrivalled access to the A406
- Located in a modern and tidy estate with a great mix of occupiers
- Ideal for a wide range of businesses
- Dedicated loading bay
- Self-contained kitchen area
- Walking distance to Neasden underground (Jubilee Line)
- Parking for 4-5 cars

Unit 9 Iron Bridge Close, Great Central Way, London, NW10 0UF

Summary

Available Size	3,170 sq ft
Rent	£55,000.00 per annum
Rates Payable	£6.12 per sq ft
Rateable Value	£40,000
EPC Rating	Upon enquiry

Description

The premises comprise an end of terrace brick-built business unit divided over ground and mezzanine floors. The ground floor is accessed via a pedestrian entrance and electric roller shutter with a loading area and bay to the front and a partly open plan warehouse with partitioned ancillary storage / office rooms, W/C's and Kitchen.

The first floor is arranged as a collection of partitioned private offices.

Amenities include: Gas central heating, air conditioning, fully fitted kitchen, demountable partitions, electric roller shutter and carpeted floors throughout.

Unit 9 Ironbridge is available immediately and would suit a wide range of businesses.

Location

The property is located opposite IKEA and Tesco Superstore just off the North Circular Road (A406) within a few minutes' walk of Neasden underground station (Jubilee Line).

When approaching from Hanger Lane, take the McDonald's/Ikea exit off the A406 and follow the ring road to Great Central Way. The North Circular Road (A406) provides excellent access to the M1, M25, M40 and M4 motorways.

Accommodation

The accommodation comprises the following areas:

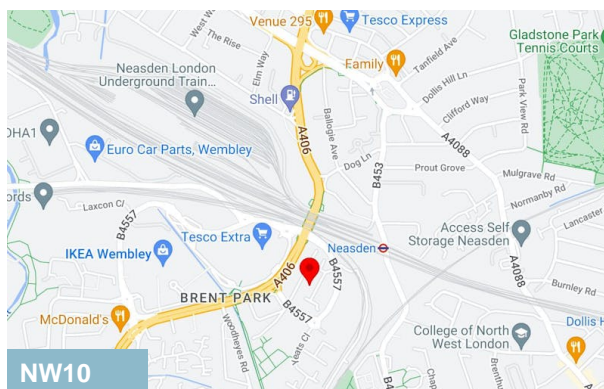
Name	sq ft	sq m	Availability
Ground	1,610	149.57	Available
1st	1,560	144.93	Available
Total	3,170	294.50	

Viewings

Via arrangement with the sole agents Dutch & Dutch.

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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