

**AVAILABLE ON  
FLEXIBLE TERMS**

**TO LET**

# UNIT 11 BRENTSIDE

**NORTH CIRCULAR ROAD • PARK ROYAL • NW10 7SX**



**12,594 sq ft**  
(1,170 sq m)

- > Extensively refurbished
- > Short term leases considered
- > Three phase power
- > 4m minimum height rising to 7.5m at the apex
- > Covered loading for two commercial vehicles
- > Planning Classes: A1, B1c, B2 and B8
- > Prominent roadside position



**NEARBY OCCUPIERS INCLUDE:**

 Mercedes-Benz	 Al-MURAD TILES	 arco experts in safety
 SCREWFIX	 easyFoodstore	 legrand
 SHURGARD SELF-STORAGE	 FCI LONDON Est. 1985	 TOOLSTATION

## LOCATION

The property provides direct access to the A406 (North Circular) which in turn links to both the national motorway network (M1, M40 and M25) and the A40 Western Avenue. Also within close proximity are Stonebridge Park Station (Bakerloo line and main line) and Hanger Lane Station (Central Line and local bus routes). The famous Ace Café is situated within walking distance.

Hanger Lane	0.5 miles
Stonebridge Park	0.9 miles
Park Royal	1.0 miles
M1 (J1)	4.5 miles
M4 (J1)	4.3 miles
M25/M40 Interchange	12.2 miles
Central London	9.1 miles
Heathrow Airport	12.3 miles

Served by local buses (112 and 224).

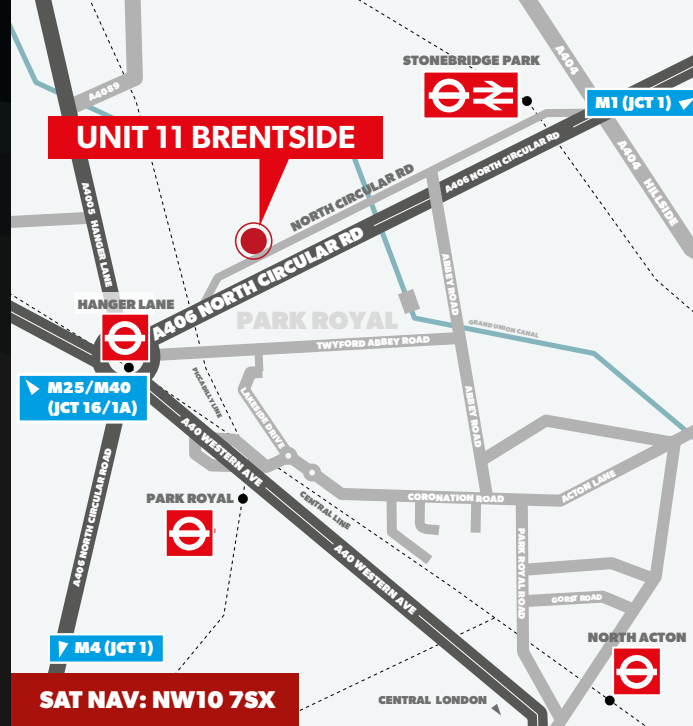
## DESCRIPTION

The property comprises a single storey retail/ industrial warehouse unit with prominence onto the A406 North Circular Road.

- Extensively refurbished
- Three phase power
- 4m minimum height rising to 7.5m at the apex
- 6m wide loading door with covered loading for two commercial vehicles
- Car parking
- Planning Classes: A1, B1c, B2 and B8

## ENERGY PERFORMANCE CERTIFICATE

C - 54.



## ACCOMMODATION

The unit comprises of the following:

Ground Floor Warehouse	11,711 sq ft	(1,088 sq m)
Covered Loading	883 sq ft	(82 sq m)
<b>Total</b>	<b>12,594 sq ft</b>	<b>(1,170 sq m)</b>

Approximate Gross External Areas .

## TERMS

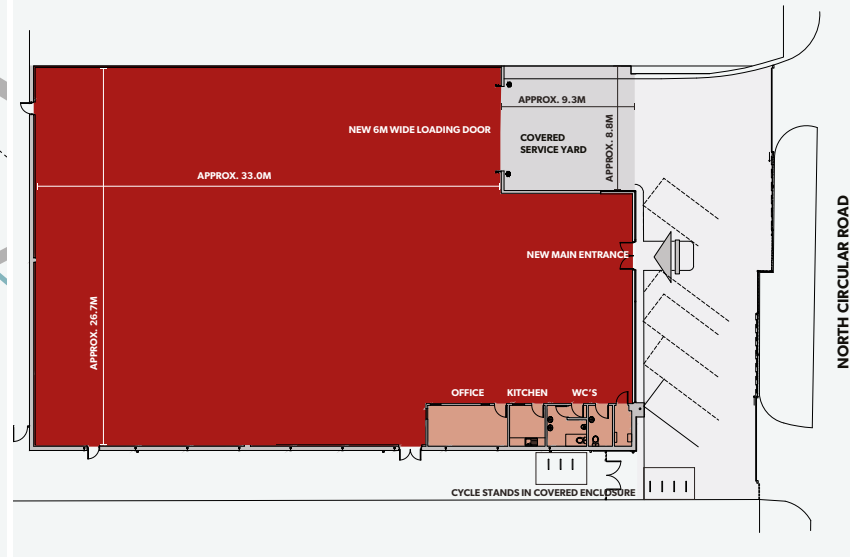
The property is available on a Full Repairing and Insuring lease for a term and rent to be agreed. Ready for immediate occupation.

## RENT

Rent is £195,000 per annum exclusive. (Rents are exclusive of business rates and VAT).

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## VIEWING & FURTHER INFORMATION

For viewing and further information, please contact the joint sole agents:



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