



Units 2 & 3, Artesian Close Industrial Estate
Brentfield Road, Stonebridge, NW10 8RW

**Newly Refurbished Light
Industrial / Warehouse Unit**

2,086 sq ft

(193.80 sq m)

- Max eaves height 5.5m
- 2x Roller shutter doors
- Loading bays
- Painted concrete floor
- LED lighting
- Translucent roof panels
- W/C
- Gated estate
- Estate CCTV & parking
- Walking distance to Harlesden UG Station (Bakerloo Line)

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Summary

Available Size	2,086 sq ft
Rent	£57,177.00 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Approx. £4,122.50 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Artesian Close Industrial Estate is situated on Brentfield Road, a short distance from the North Circular Road (A406). The sites proximity to the North Circular provides good vehicular access across Greater London and onto the South East motorway network. Harlesden mainline and tube station (Bakerloo Line) is the nearest rail station situated less than a mile to the south of the site. Numerous bus routes service the area connecting the property with locations across Greater London.

Description

The property comprises an end terraced newly refurbished steel portal framed light industrial/warehouse unit with brick elevations. Access is gained via two roller shutter doors serviced by loading bays, with the unit benefiting from 3 phase power, WC and a max eaves height of 5.5m. The estate is securely gated and is further benefited from CCTV and parking across the estate.

Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

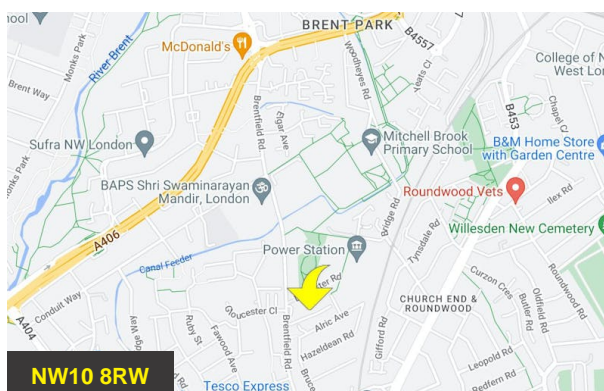
Description	sq ft	sq m
Warehouse	2,086	193.80
Total	2,086	193.80

VAT

All prices are subject to VAT.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



Jack Pay

020 3333 2222 | 07411 576313

jp@telsar.com



Tom Boxall

020 3333 2222

tb@telsar.com

Lily O'Donnell (David Charles Property Consultant)

020 8429 9009 | 07522 700508

George Moriarty (David Charles Property Consultant)

020 8429 9003 | 07522 700 507