



## Unit 1 Bowman Trading Estate

Westmoreland Road, Queensbury, London, NW9 9RL

### Industrial / Warehouse Unit with Parking

# 5,713 sq ft

(530.76 sq m)

- Securely gated estate
- Minimum height 3.4m rising to 6.25m
- 3 phase power & gas
- Electric roller shutter (w: 3.65m x h: 3.3m)
- Dedicated loading bay
- Offices and showroom benefit from open plan layout, natural lighting and laminate flooring

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## Summary

<b>Available Size</b>	5,713 sq ft
<b>Rent</b>	£80,000 per annum
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (61)

## Description

The premises comprise a steel truss construction warehouse with ancillary first floor office, showroom space and mezzanine. Access to the warehouse is via an electric roller shutter door.

The unit further benefits from a dedicated loading bay and a large external yard situated to the front of the property.

## Location

The premises is located within Bowman Trading Estate, Westmoreland Road off Honeyput Lane. The A406 North Circular Road is in close proximity, providing direct access to the A40, M1 and the wider motorway network. Queensbury underground station (Jubilee Line) is just a 5 minute walk with several bus routes servicing the area. The location benefits from local amenities and supermarkets.

## Accommodation

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

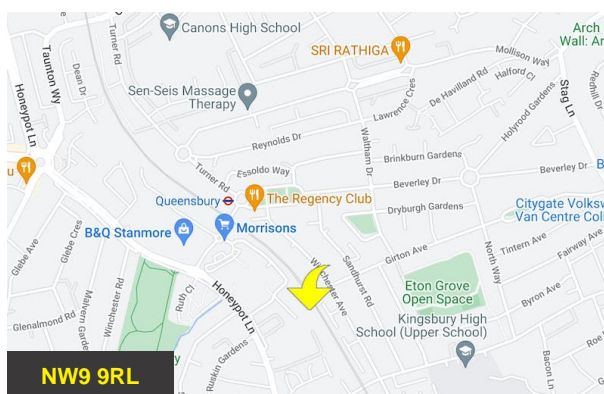
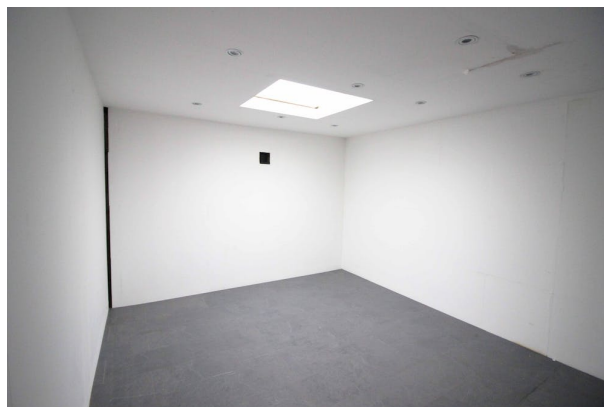
Description	sq ft	sq m
Ground Floor Warehouse	4,287	398.28
First Floor Office / Showroom	1,426	132.48
TOTAL	5,713	530.76
Mezzanine	1,893	175.87

## Tenure

Leasehold - The premises are available by way of a new full 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).

## VAT

All prices are subject to VAT.



## Viewing & Further Information



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