



Unit 9, Artesian Close Industrial Estate

Brentfield Road, London, NW10 8RW

Newly Refurbished Light Industrial / Warehouse Unit

1,288 sq ft

(119.66 sq m)

- Max eaves height 5m
- Roller shutter door
- Loading bay
- LED lighting
- Translucent roof panels
- Concrete floor
- WC
- Estate CCTV & parking
- Securely gated estate
- Walking distance to Harlesden UG Station (Bakerloo Line)

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Summary

Available Size	1,288 sq ft
Rent	£33,500 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Approx. £2,459.64 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 a newly refurbished mid terrace steel portal framed industrial/warehouse unit with brick elevations. Access to the open plan warehouse is gained via a roller shutter door serviced by a loading bay. The unit benefits from 3 phase power, WC and parking located on the securely gated 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).

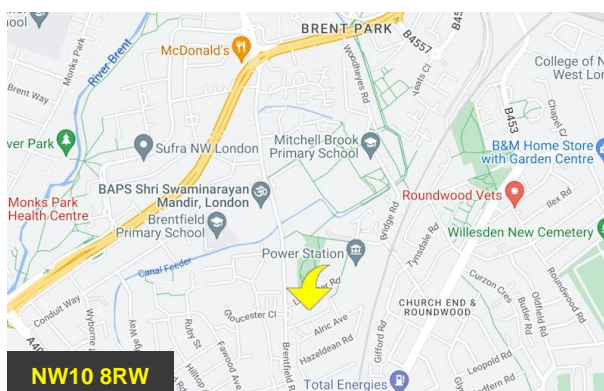
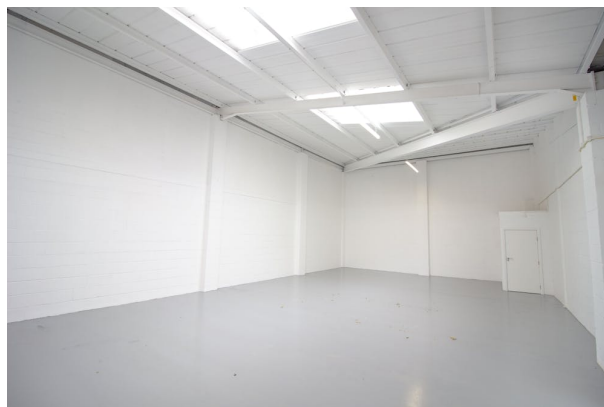
Accommodation

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

Description	sq ft	sq m
Warehouse	1,288	119.66
Total	1,288	119.66

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



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