

**NEWLY
REFURBISHED**

TO LET

UNIT 11 BRENTSIDE

NORTH CIRCULAR ROAD • PARK ROYAL • NW10 7SX



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

- > Extensively refurbished
- > 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



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).

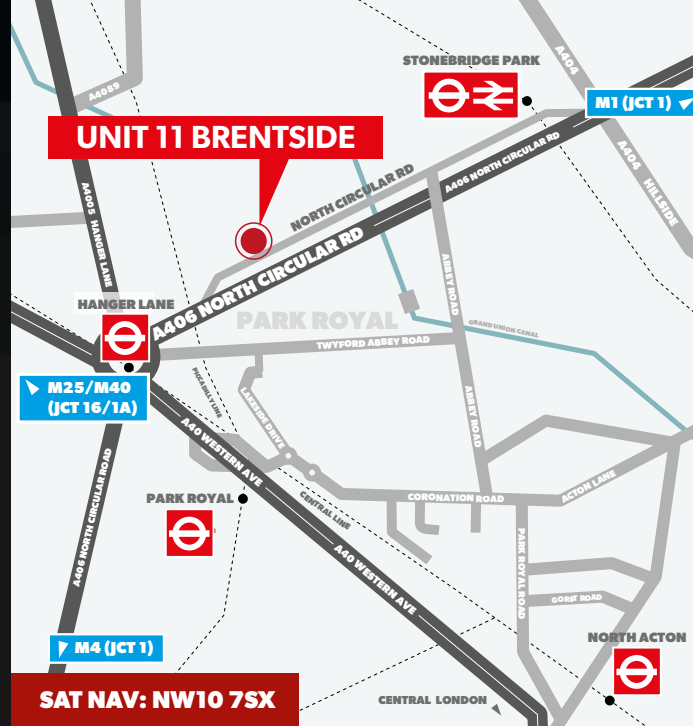
DESCRIPTION

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

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.

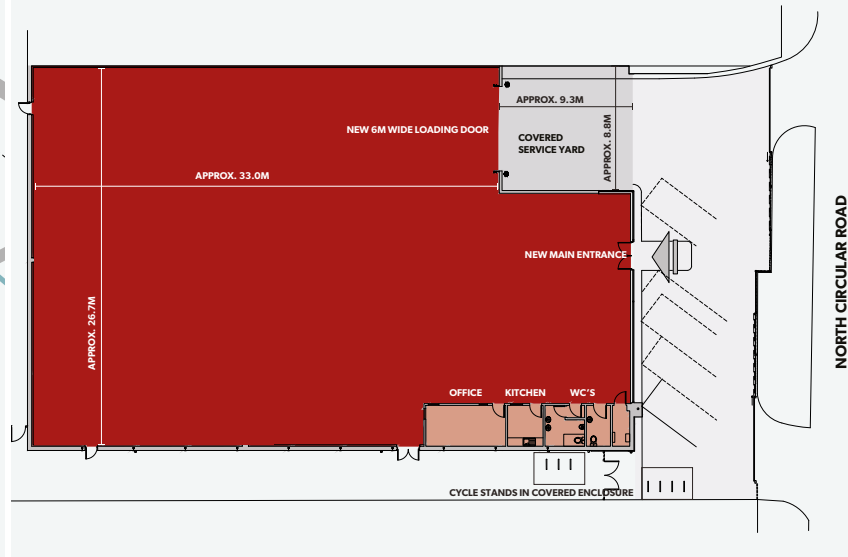
RENT

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

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 02/20.

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VIEWING & FURTHER INFORMATION

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



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