

UNIT 3 FIRST FLOOR
THE TECHNOLOGY PARK

COLINDEEP LANE, COLINDALE, NW9 6BX

FOREST
REAL ESTATE

TO LET

3,493 SQ FT

Unit 3 comprises ground and first floor offices. The first floor, Unit 3.1, includes 11 parking spaces.

Key Features

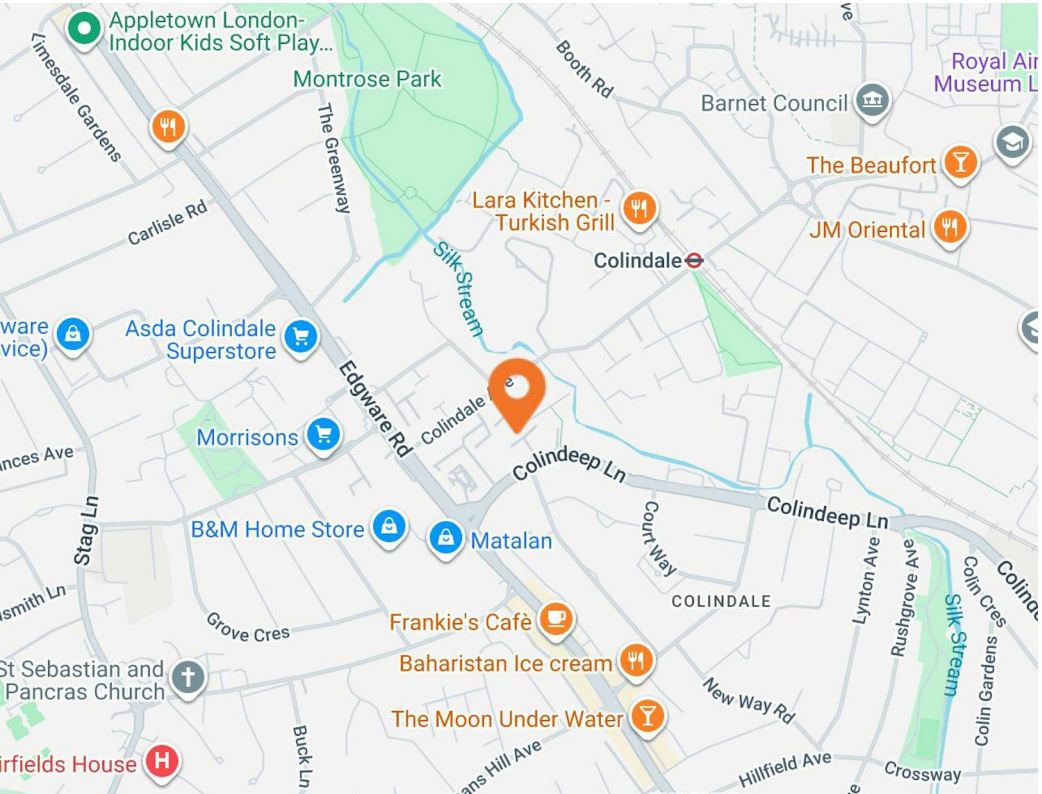
- 11 parking spaces
- Air conditioning
- Natural light from 3 aspects
- Close to the M1 and A5
- Within a 10 minute walk from Colindale Station
- Modern 1st floor office
- Glass partitioned office and meeting rooms
- Private Kitchen and WCs
- Close to amenities on Edgeware Road

Unit 3.1 The Technology Park
Colindeep Lane, Colindale NW9 6BX









Description

Unit 3.1 The Technology Park offers a first-floor modern office situated in a quiet position at the rear of this purpose-built office complex.

The office offers entirely lateral space with an open plan section as well as several glass partitioned office and meeting rooms. This could be reconfigured to create an entirely open plan floor. There is an abundance of natural light from 3 aspects of double-glazed windows.

In addition the office benefits from air conditioning, security alarm, entry phone, kitchen with integrated appliances and break out area and several male & female WC's.

Externally the property offers 11 allocated parking spaces.

Location

The Technology Park can access Colindale Station (Northern Line) within a few minutes walk from the rear of the building onto Colindale Avenue.

The complex is well serviced by road being positioned just off the A5 and within a mile of the M1.

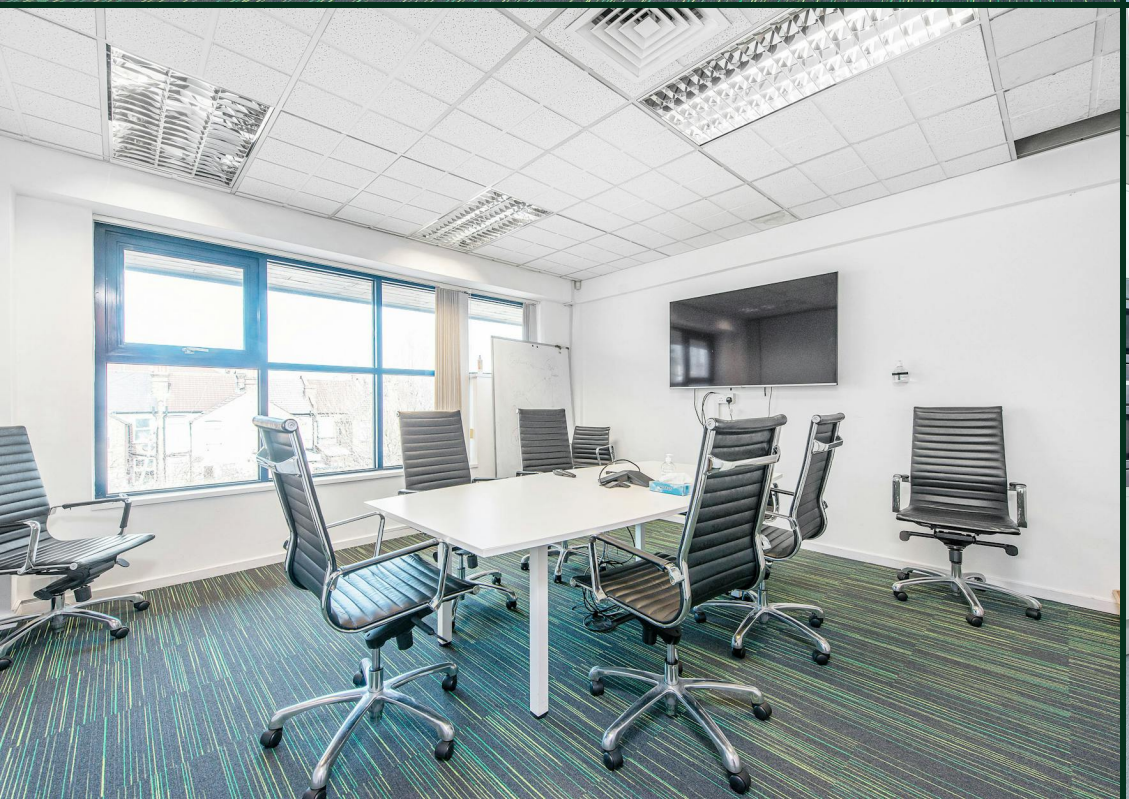
Amenities

There are over 250 food and grocery options that deliver direct to the property from a host of suppliers such as Deliveroo, Just-Eat and Uber Eats.

VAT

Plus VAT.

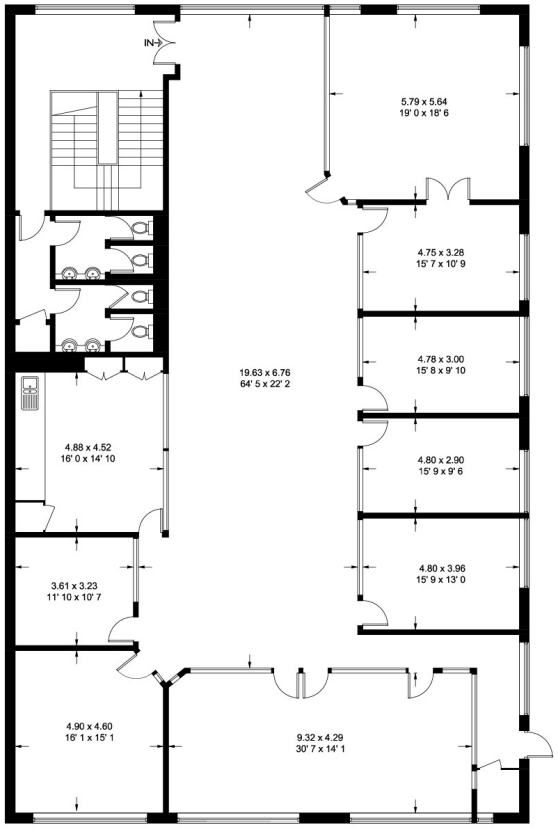





Plans

Technology Park, Colindale

Approximate Gross Internal Area = 3493 sq ft / 324.5 sq m
(Excluding Communal Hallway and W.C)
W.C = 189 sq ft / 17.6 sq m



First Floor

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Availability

Lease	New Lease
Rent	£74,000 per annum
Rates	£37,680 per annum
Service Charge	£2,333 per annum
VAT	Applicable
EPC	C (68)

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