logix PROPERTY

To Let



Unit 4 Aquarius Business Park

Priestley Way, Staples Corner, NW2 7AN

Prominent Detached Industrial / Warehouse Unit

16,846 sq ft

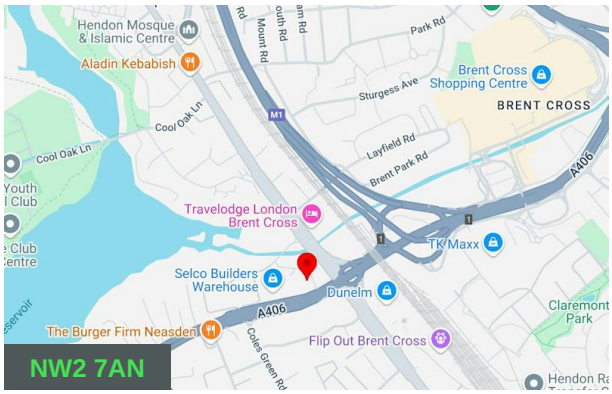
(1,565.04 sq m)

- Comprehensively Refurbished
- 2 level access loading doors
- 6.5m rising to 8.3m height
- Secure yard
- Ample parking provisions
- Prominent, standalone industrial unit fronting A406

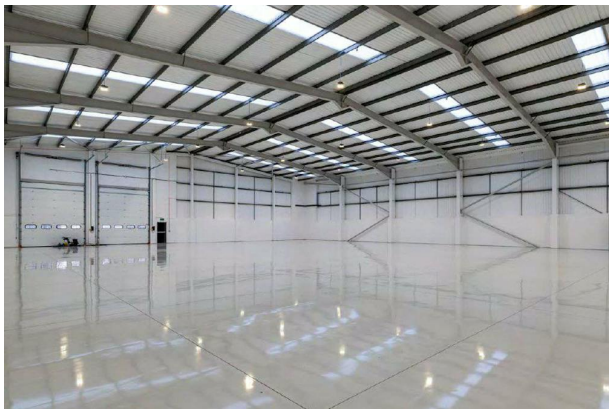
Unit 4 Aquarius Business Park, Priestley Way, Staples Corner, NW2 7AN

Summary

Available Size	16,846 sq ft
Rent	Rent on application
Rates Payable	£136,800 per annum
Rateable Value	£285,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A+







Description

Unit 4 comprises of a stand-alone single bay warehouse/industrial property of steel portal frame construction, extensively refurbished throughout.

The unit benefits from 2 loading doors, clear height of 6.5m rising to 8.3 with a ground floor reception and undercroft area, fitted offices first floor, WCs throughout and a rear gated secure yard.

The refurbishment included a comprehensive overhaul throughout the warehouse and offices with several additional ESG upgrades to include PV panels, EV charging and LED lighting.

Location

Aquarius Business Park is accessed via Priestley Way, a turning off the northern approach to the Edgware Road (A5) just north of Staples Corner. The estate fronts and has access to the slip road of the North Circular Road (A406). J1 M1 is approximately 500 metres away.

The estate is served by Hendon Station situated approximately 1 mile to the north. Bus stops are located outside the estate providing transport towards Edgware and Brent Cross.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	13,580	1,261.62	Available
Unit - GF Reception	952	88.44	Available
Unit - FF Office	2,314	214.98	Available
Total	**16,846**	**1,565.04**	

Viewing & Further Information



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