Unit 4
Aquarius
Business Park

Prominent Industrial | Warehouse Unit | To Let

16,846 Sq Ft

Available Now

Local Occupiers

Unit 4
Aquarius
Business Park

City of London
10.3 miles / 30 mins

Brent Cross West
0.5 mile / 3 mins

Dunelm
currys
NORTHGATE
TRANSPORT FOR LONDON
JAGUAR
wren KITCHENS
SCREWFIX
Topps Tiles
safestore
TOOLSTATION
HOWDENS
Dulux
selco BUILDERS WAREHOUSE
THE BIG YELLOW SELF STORAGE



Refurbished throughout

Ground floor reception and undercroft area

Clear internal height: 6.5m rising to 8.3m

Prominent standalone unit fronting A406

Ample parking provisions

2 level access loading doors

First-floor fitted offices and WCs throughout

EPC Rating of A+

PV panels

EV charging points

LED lighting

Secure gated rear yard

Unit 4 comprises of a stand-alone single bay warehouse/industrial property of steel portal frame construction, having undergone an extensive 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.

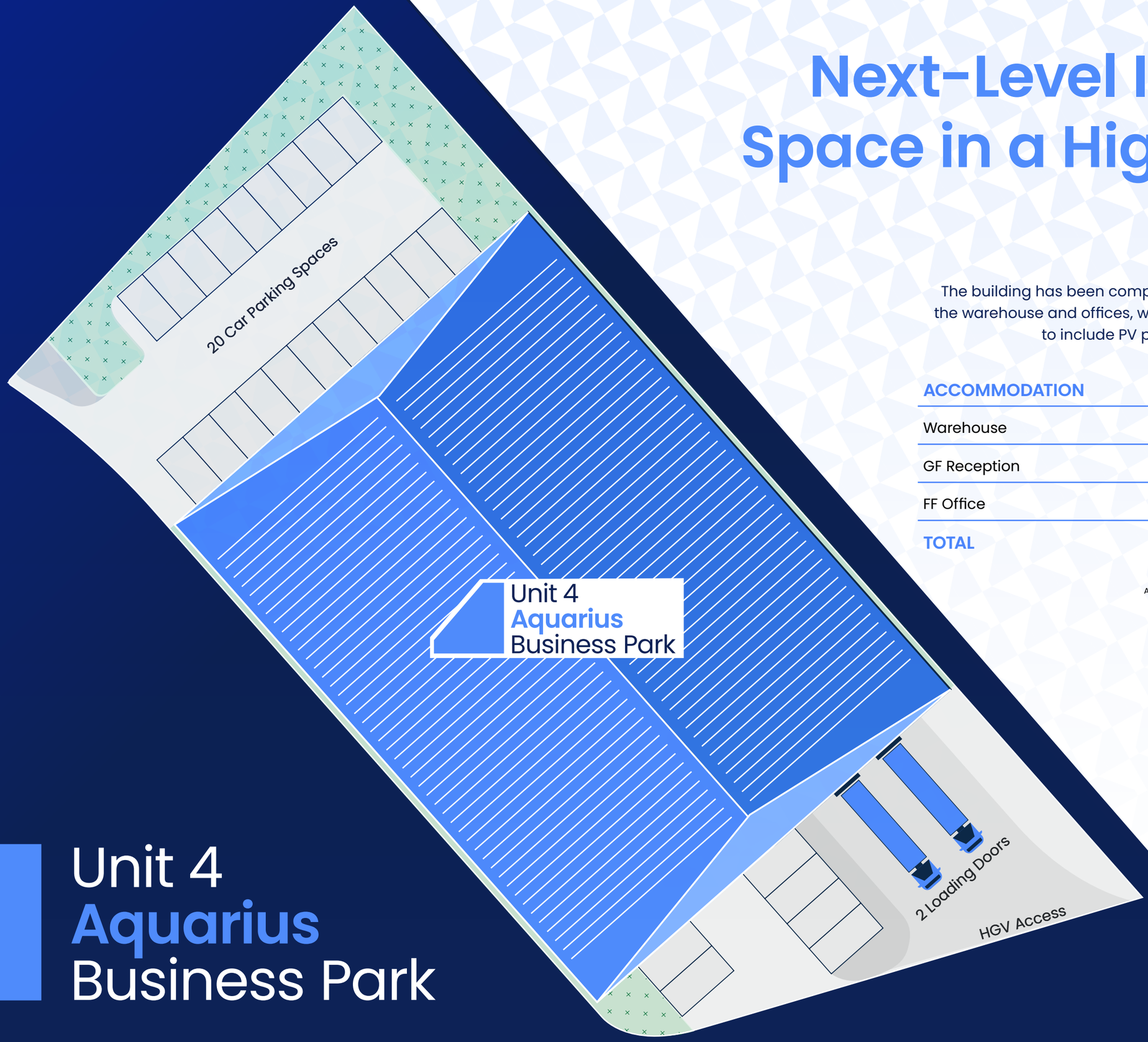
A Standalone Industrial Opportunity in Staples Corner.

Next-Level Industrial Space in a High-Profile Location

The building has been comprehensively refurbished throughout the warehouse and offices, with several additional ESG upgrades to include PV panels, EV charging and LED lighting.

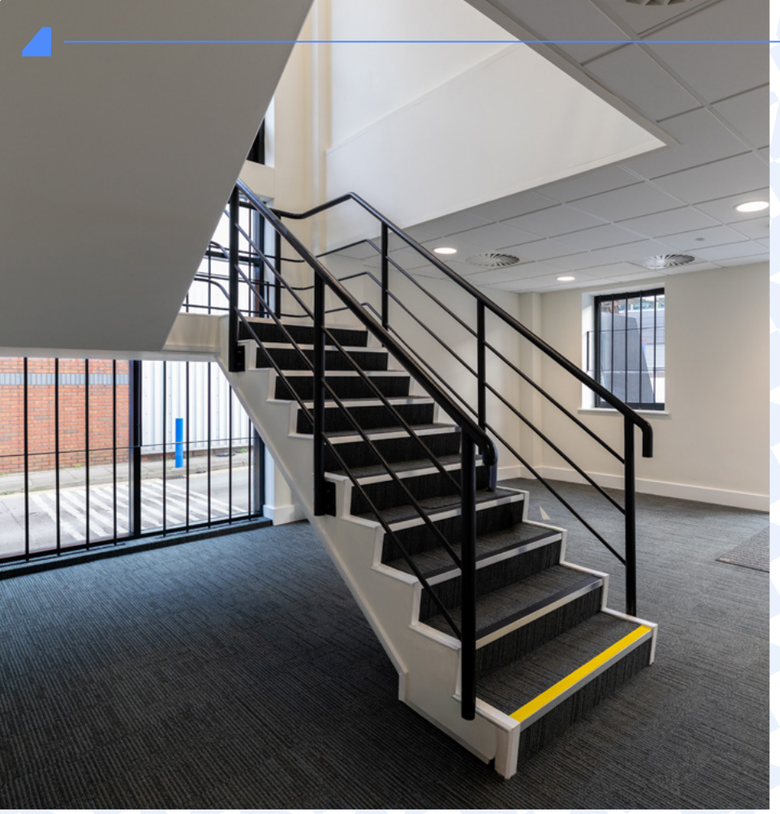
ACCOMMODATION	SQ FT	SQ M
Warehouse	13,580	1,261.62
GF Reception	952	88.44
FF Office	2,314	214.97
TOTAL	**16,846**	**1,565.03**

All areas are approximate and measured on a Gross External basis.



Unit 4
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Business Park

Priestley Way | Staples Corner | NW2 7AN













A Gateway to Greater London.

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.

ROAD	MILES	MINUTES
M1 J1	0.3	2
A406 N Circular	0.2	2
A41	1.0	4
M4 J2	7.3	14
M40/M25	14.7	20

RAIL	MILES	MINUTES
Brent Cross W	0.5	3
Brent Cross	1.3	4
Golders Green	2.3	7
Euston	6.7	20
Kings X / Pancras	7.4	22

AIR	MILES	MINUTES
Heathrow	15.1	24
Luton	26.4	28
City	22.2	35
Stansted	38.4	45
Gatwick	41.1	65

BOAT	MILES	MINUTES
Gateway	37.7	55
Southampton	84.0	90
Felixstowe	94.5	100

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Unit 4 Aquarius Business Park

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