david charles
property consultants

TO LET

Unit 1 Bittacy Business Centre

London, NW7 1BA

Modern HQ Prominent Warehouse / Office Building

11,996 sq ft

(1,114.46 sq m)

- Electric Rolling Shutter
- Open Plan Office at First Floor
- 8 Meeting Rooms
- Kitchen & W/C Facilities
- Parking Available
- EV Charging
- Separate Access For Warehouse & Office

Unit 1 Bittacy Business Centre, London, NW7 1BA

Summary

Available Size	11,996 sq ft
Rent	£200,000 per annum
Rates Payable	£59,520 per annum
Rateable Value	£124,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The property comprises of a modern warehouse / office building situated in a self contained business park with prominence to The Ridgeway and Mill Hill East Station. The ground floor is fitted out as warehouse with various showrooms and stock rooms with an electric roller shutter to the ground floor. The first floor comprises of modern open plan office accommodation.

6,411 sqft warehouse with an open planned office on the first floor with 8 meeting rooms and kitchenette & toilet facilities. There is a dedicated loading bay to the front of the unit and dedicated parking spaces with one EV charger.

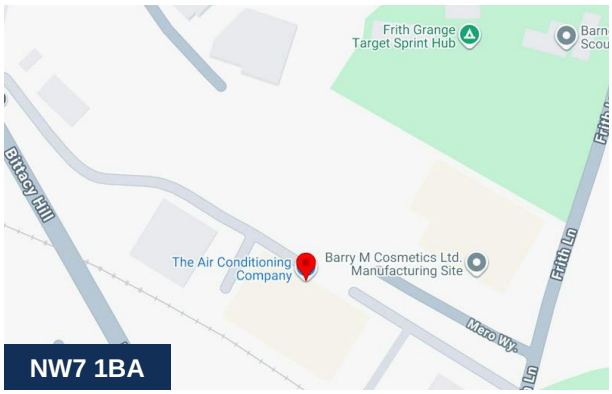
Location

The premises is located in a well-known industrial estate in Mill Hill made up of 6 units. Mill Hill East Underground Station is opposite the site which is well served by the Northern Line, providing easy links into Central London. The premises also have strong road links being just 2.5 miles from the M1, 1.2 miles from the A1 and 1.8 miles from the A406 North Circular.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	6,411	595.60	Available
1st - Office	5,585	518.86	Available
Total	**11,996**	**1,114.46**	



Viewing & Further Information

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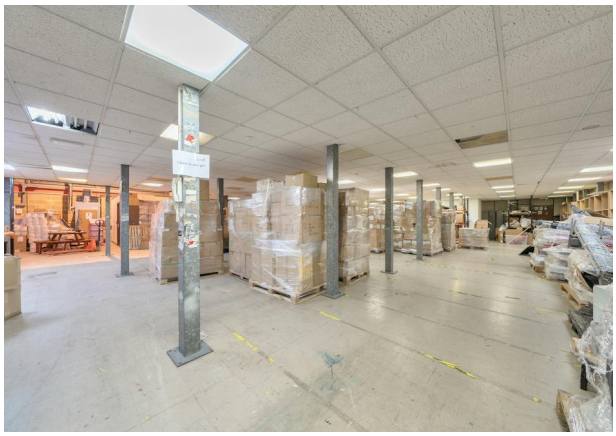
Fire exit

BarryM



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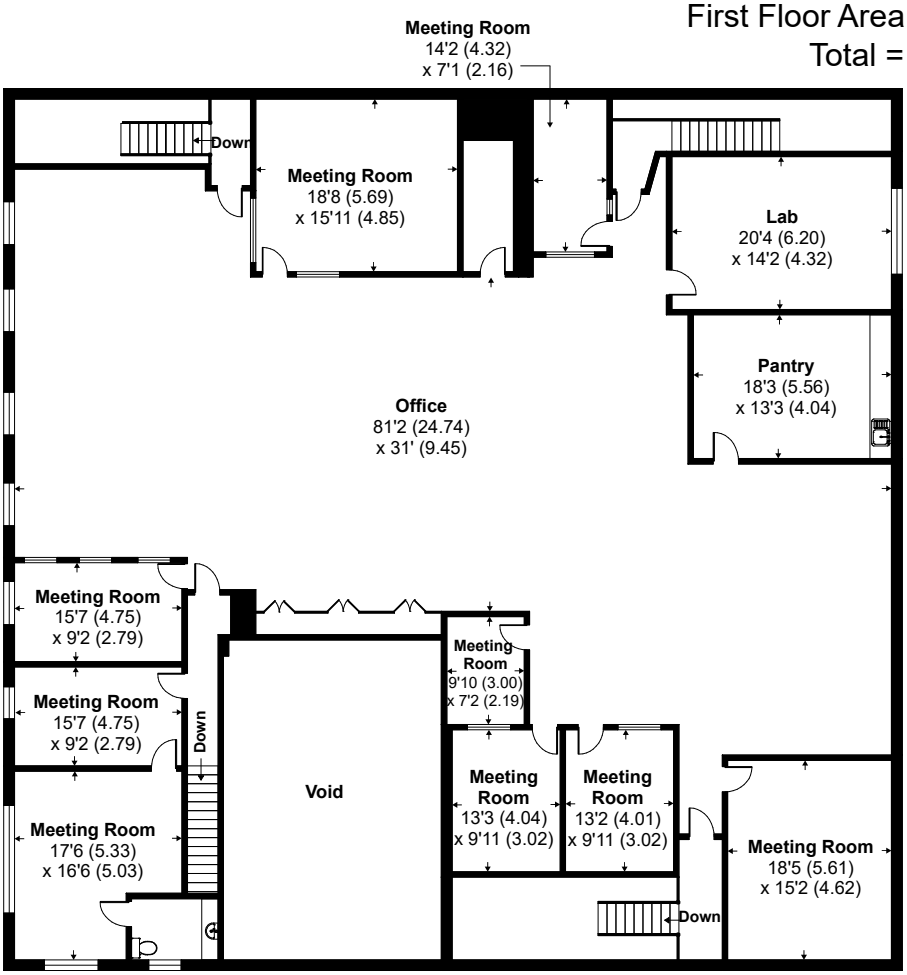
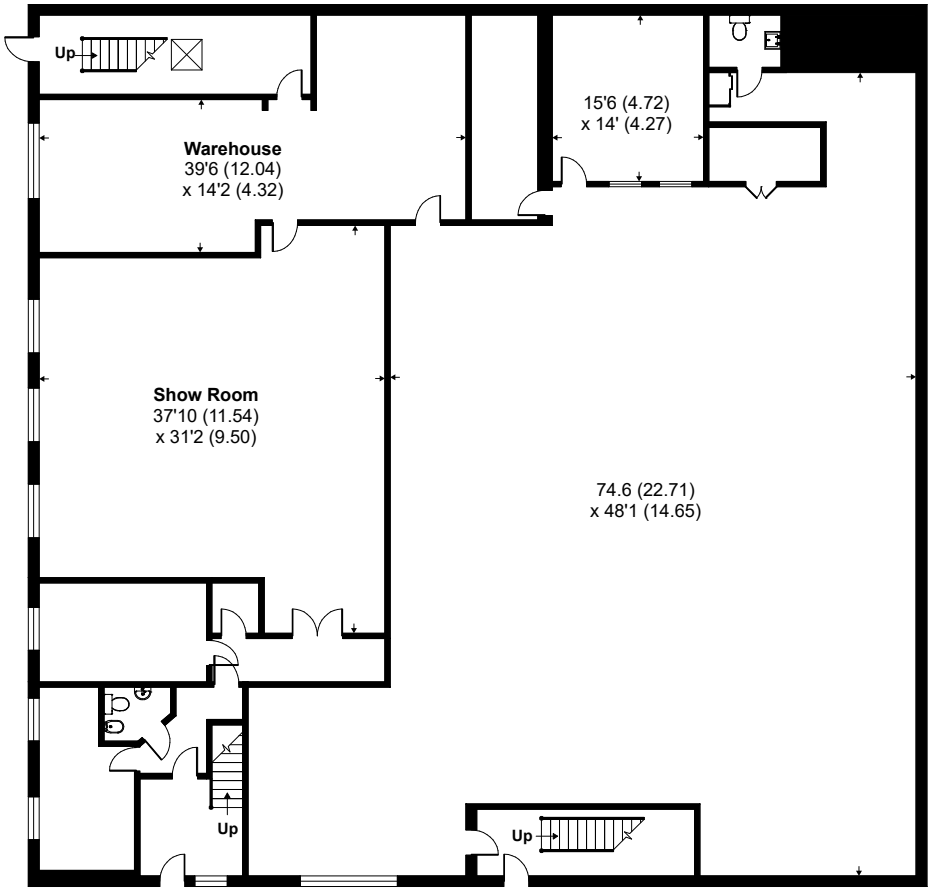
Bittacy Business Centre, Bittacy Hill, London, NW7

Ground Floor Area = 6411 sq ft / 595.5 sq m
First Floor Area = 5585 sq ft / 518.8 sq m
Total = 11996 sq ft / 1114.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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