david charles
property consultants

TO LET



1 Carlisle Road

Colindale, NW9 0HD

Recently Refurbished Warehouse With Offices

6,351 sq ft

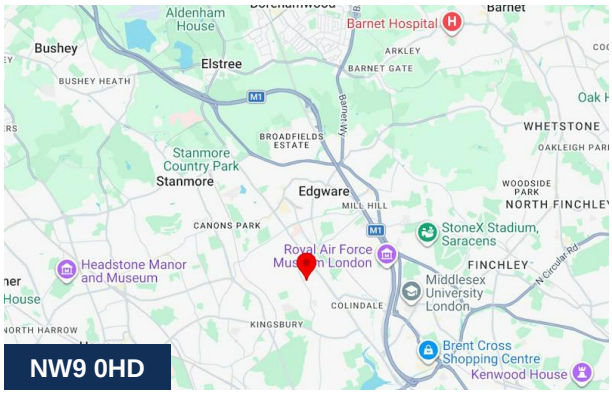
(590.03 sq m)

- Parking to the front
- Electric rolling shutter
- Flexible terms available
- Recently refurbished
- Established industrial area
- 1 Mile from Colindale Underground Station
- 0.2 Miles from A5 Edgware Road
- 3.4 Miles from M1 Junction 1 (A406)

1 Carlisle Road, Colindale, NW9 0HD

Summary

Available Size	6,351 sq ft
Rent	£16.50 per sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



Description

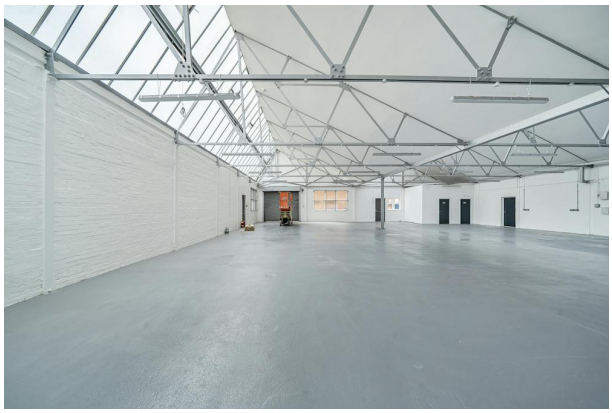
1 Carlisle Road is a well-maintained warehouse, recently refurbished to a high standard. It is located in a prime position in an established industrial location. The unit has offices on both the ground and first floors as well as both kitchenette and toilet facilities.

It benefits from both a full-height electric roller shutter and a separate pedestrian entrance, ensuring easy access for both deliveries and staff. Offering a clean, versatile layout, this space is ideal for a range of uses.



Location

Carlisle Road forms part of the well-known and established Colindale Business Park, which is strategically located just off the A5 Edgware Road with easy access to the M1, M25, A406 (North Circular Road) and A41 Colindale Underground Station is about one mile away, Burnt Oak slightly closer. Numerous bus routes serve the surrounding areas.



AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information



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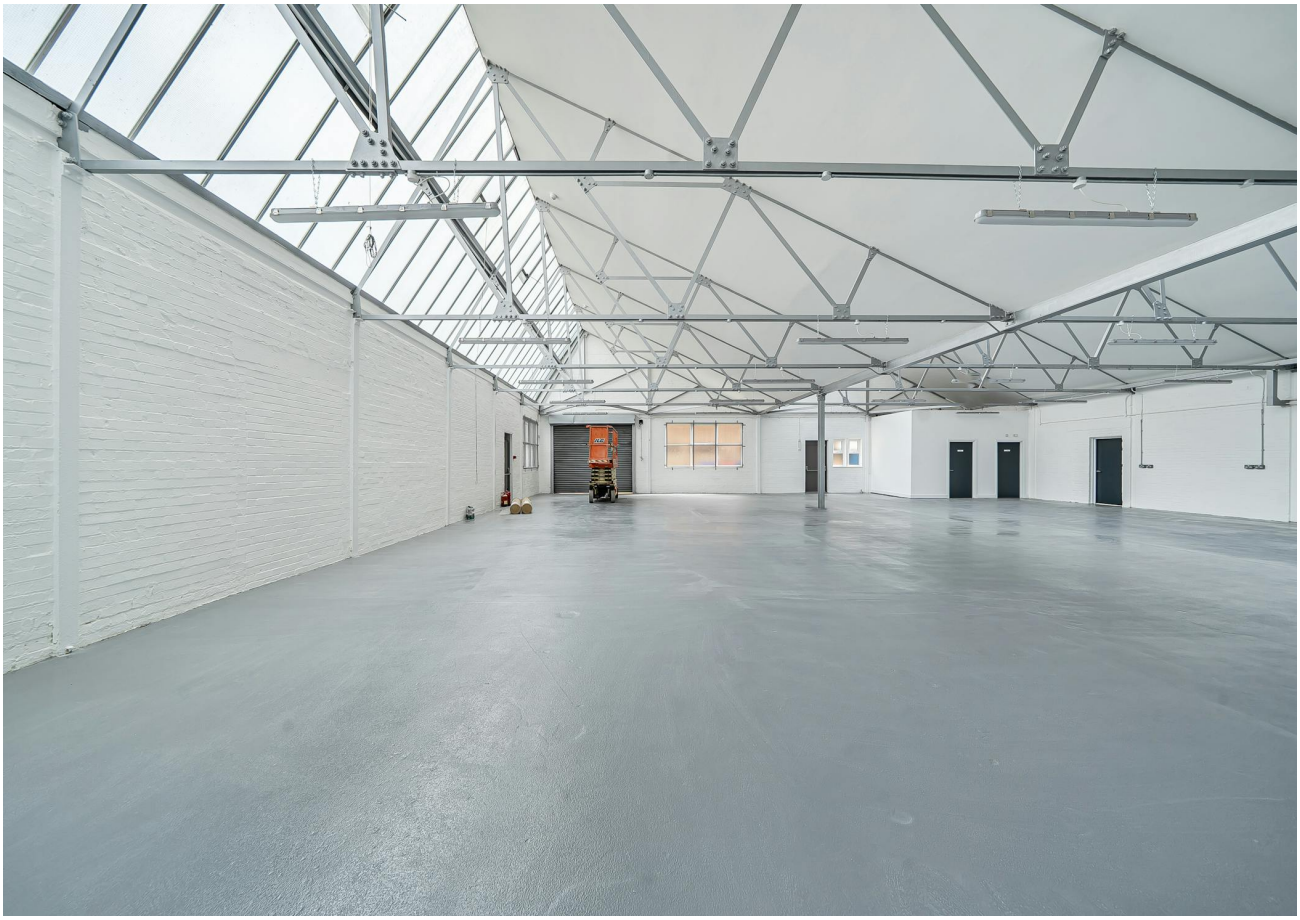


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MOT STATION



