david charles
property consultants

TO LET



13 Carlisle Road

London, NW9 0HD

Fitted Chilled Food Production Facility

13,460 sq ft

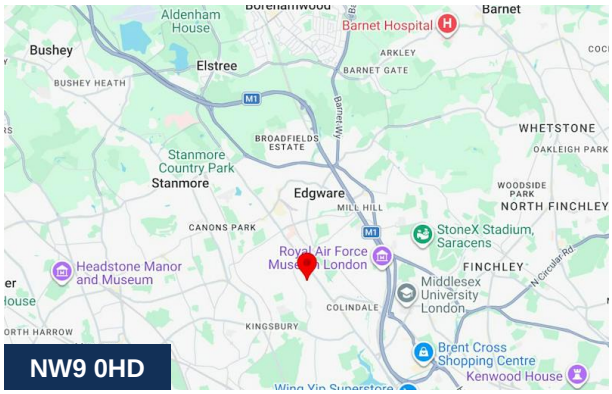
(1,250.47 sq m)

- BRCGS Food Safety Compliant
- Fitted freezers and cold rooms
- 4 loading doors & 1 loading bay
- 0.2 Miles from A5 Edgware Road
- 1 Mile from Colindale Underground Station
- 3.4 Miles from M1 Junction 1 (A406)

13 Carlisle Road, London, NW9 0HD

Summary

Available Size	13,460 sq ft
Rent	£18.50 per sq ft
Rates Payable	£59,520 per annum
Rateable Value	£124,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)







Description

13 Carlisle Road is a well-maintained, fully fitted chilled food production facility. It is fitted with a freezer, cold room and a number of other chilled areas for food production with associated workshop offices and staff areas on ground floor. There are separate goods in and goods out areas. At 1st floor level there is a canteen, toilets and boardroom. Externally there are 4 loading doors to the front and by separate arrangement a loading bay to the left with associated hard-standing.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Production	10,725	996.39	Available
Ground - Floor Loading Bay	750	69.68	Available
1st	1,985	184.41	Available
Total	**13,460**	**1,250.48**	

Terms

The premises are available by way of a new sublease, contracted outside the provisions of the Landlord and Tenant Act 1954, for a term expiring on 2 February 2030.

Alternatively, a new longer-term lease may be available directly from the freeholder, subject to terms to be agreed.

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



Peter Amstell
020 8429 9007
peter@davidcharles.co.uk

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