



Ground floor and mezzanine 'E Use' unit which may suit retail, light-industrial and other similar uses.
Flexible lease terms available.

275 CRICKLEWOOD BROADWAY

NW2 6NX

Retail

TO LET

3,303 sq ft
(306.86 sq m)

- Prominent Retail Frontage
- Rear loading and access
- Good condition
- Excellent ceiling height (in front part)
- Mezzanine floor

Summary

Available Size	3,303 sq ft
Rent	£50,000 per annum
Rates Payable	£11,601.75 per annum
Rateable Value	£23,250
EPC Rating	Upon enquiry

Description

Prominent ground floor retail showroom available. The unit comprises 3,303 sq ft GIA, including a 963 sq ft mezzanine. The unit is in good condition and benefits from rear loading and access.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,340	217.39	Available
Mezzanine	963	89.47	Available
Total	3,303	306.86	

Viewings

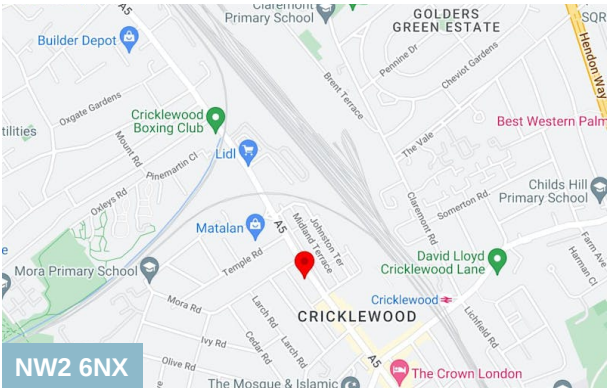
Via arrangement with the sole agents Dutch & Dutch.

Terms

Available on flexible lease terms.

Location

Cricklewood is one of the fastest up-and-coming neighborhoods in London. Packed full of independent shops, cafes and eateries, the area has a real community feel and is quickly attracting both families and young professionals as well as a range of businesses. The location has good transport links and benefits from being a short walk to Cricklewood Thameslink and a number of bus services on Cricklewood Broadway.



Viewing & Further Information



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HASSOP ROAD

275 Cricklewood Broadway

Cricklewood, NW2 6NY (Curtains Direct Ltd)

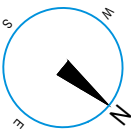
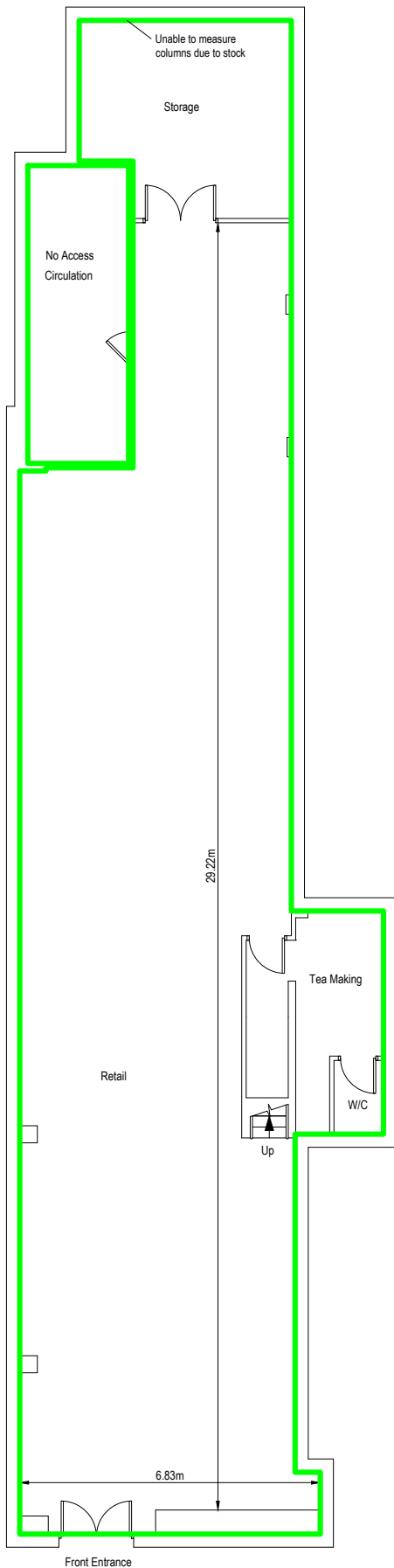
Ground Floor

Gross Internal Area

GIA Retail:	201.84 sq m	2,173 sq ft
GIA Circulation:	15.47 sq m	167 sq ft

ASHFORD ROAD

MORA ROAD



Scale 1:150 @ A3



PROJECT	275 Cricklewood Broadway Cricklewood NW2 6NY (Curtains Direct Ltd)
DRAWING TITLE	Ground Floor Plan
SCALE	1:150 @ A3
Area Measurement Report	
DRAWN BY	JC_10/12/19
DATE OF INSPECTION	03/12/19
QA ASSESSOR	MB
DRAWING NO.	10116416_B10
CONTACT	 PRE CHARTERED SURVEYORS E: surveys@presurveyors.co.uk London: +44 (0) 20 7233 6688 Croydon: +44 (0) 20 8406 3000 Bristol: +44 (0) 1172 39 9303 W: www.presurveyors.co.uk

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HASSOP ROAD

275 Cricklewood Broadway

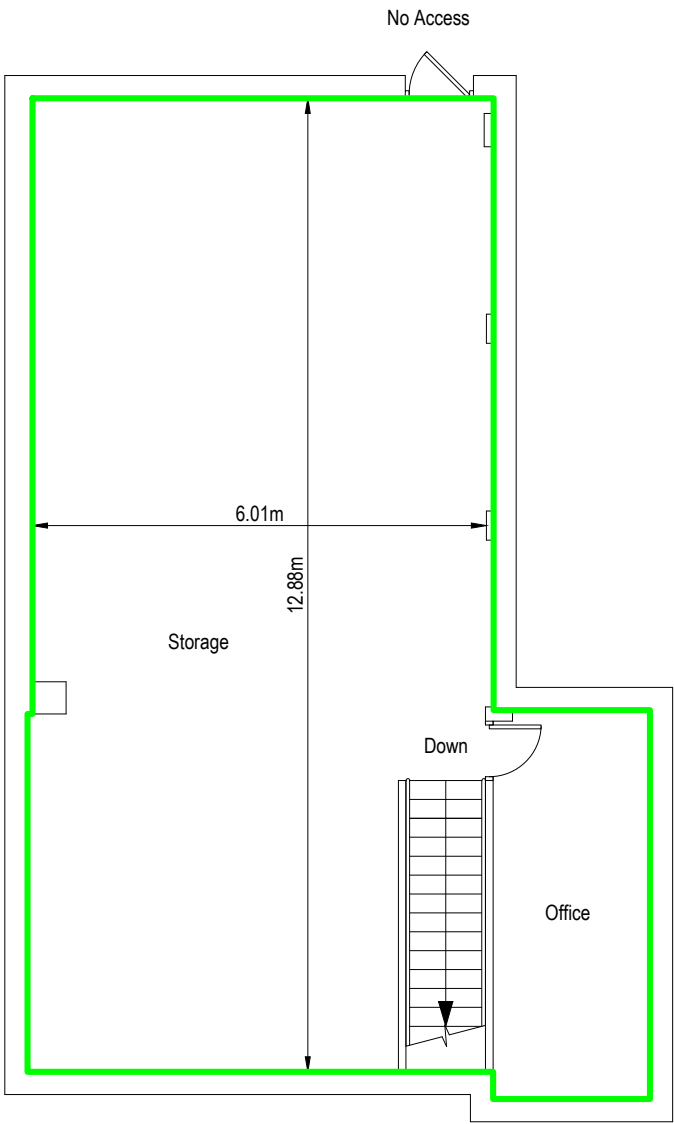
Cricklewood, NW2 6NY (Curtains Direct Ltd)

Mezzanine Floor

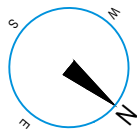
Gross Internal Area

GIA:	89.50 sq m	963 sq ft
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ASHFORD ROAD



MORA ROAD



Scale 1:100 @ A3



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PROJECT	275 Cricklewood Broadway Cricklewood NW2 6NY (Curtains Direct Ltd)
DRAWING TITLE	Mezzanine Floor Plan
SCALE	1:100 @ A3
Area Measurement Report	
DRAWN BY	DATE OF INSPECTION
JC_09/12/19	03/12/19
QA ASSESSOR	DRAWING NO.
MB	10116416_B11
 PRE CHARTERED SURVEYORS	
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CRICKLEWOOD BROADWAY