

INDUSTRIAL TO LET | 5,960 SQ FT

UNIT 6 DRURY WAY INDUSTRIAL ESTATE, LONDON, NW10 0TG

MODERN WAREHOUSE/INDUSTRIAL/OFFICE PREMISES

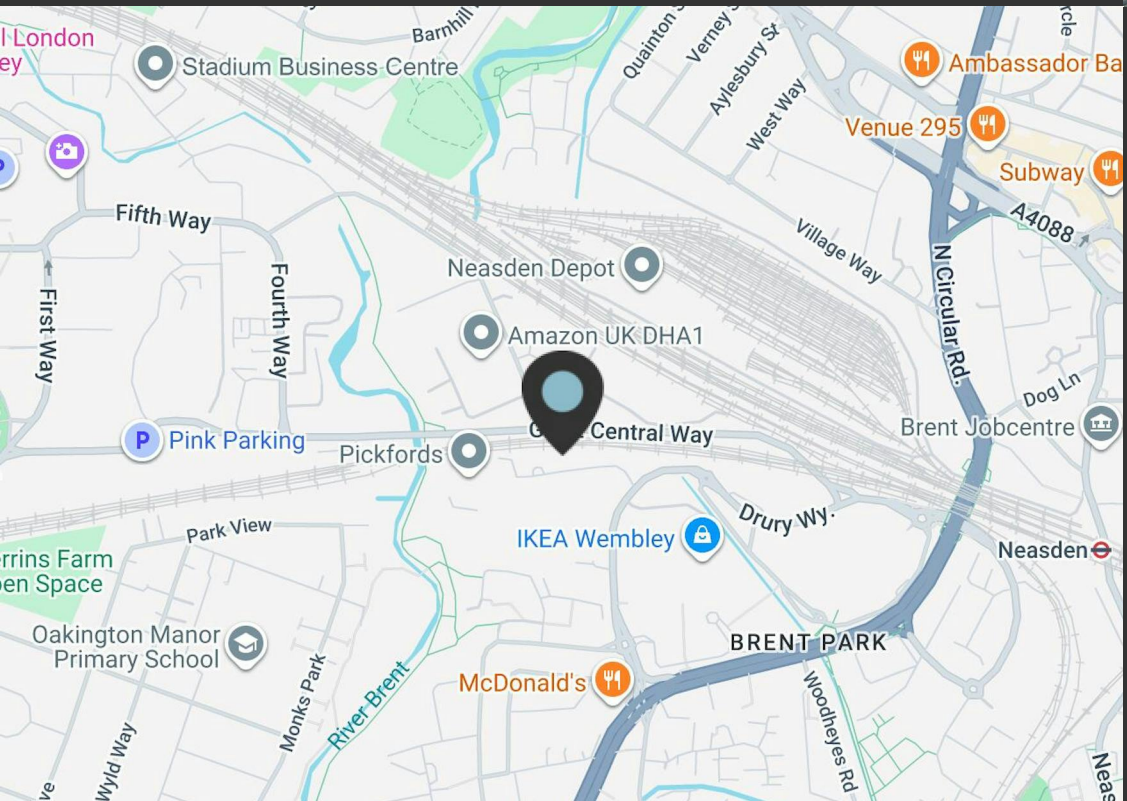
- Modern Warehouse/Industrial/Office Premises
- The ground floor Warehouse area has a full height of 8m and a height under the Mezzanine floor of 2.46m and 5m above.
- Gas Central Heating
- Alarmed and Security Bars on Windows
- Two WC's/Washrooms
- Sodium Lighting in Warehouse/Industrial Area
- 3-Phase Power Supply
- Concrete Floor
- 7 Allocated Car Parking Spaces



DESCRIPTION

The accommodation comprise a modern mid-terraced Warehouse/Industrial/Office unit of brick and steel clad construction and suitable for container access.
The ground floor is divided to form an entrance and reception area with two WC's/Washrooms and with an open plan Trade counter area of 706 sq. ft. approx., and an open plan Warehouse/Industrial area of 2,825 sq. ft. approx., with an eaves height of 26ft approx. Contained within the Ground floor Warehouse/Industrial area is an open plan Mezzanine Floor of 1,774 sq. ft. approx. The first floor office is in open plan having an area of 654.50 sq. ft. approx., with a kitchen and having a suspended ceiling, perimeter trunking and strip lighting. The ground floor Warehouse/Industrial area has an electric part height roller shutter with a full height section.
The Total Gross Internal area of the building is 5,960 sq. ft. (553.70 sq. m.) approx.
The Landlords Building Insurance is £2,146.66 per annum and there are no Estate Service Charges.





LOCATION

The property is situated in a modern industrial estate in Laxcon Close which is located midway along Drury Way, on the northern side of the thoroughfare, and close to the junction with the A406 North Circular Road and Great Central Way with Tesco's and IKEA Furniture Store situated close by.




YEAR PLANNER 2024/25
H&V


HPOR


FRAGILE

AVAILABILITY

Name	sq ft	sq m
Ground	2,825	262.45
Ground	706	65.59
Mezzanine	1,775	164.90
1st	654	60.76

RENT

£90,000 per annum (£15 per sq. ft. approx.) - There is no VAT Charged on the Rent.

RATES & CHARGES

Service charge: N/A
Estate charge: N/A
Rates payable: £29,970 per annum

TERMS

A new Full Repairing & Insuring Lease will be granted for a term by arrangement OUTSIDE the security of the Landlord & Tenant Act 1954.

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 26/10/2026

Drury Way Industrial Estate, Laxcon Close, London, NW10

Net Internal Area = 5960 sq ft / 553.68 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Dutch & Dutch. REF: 1373549