



INDUSTRIAL TO LET | 1,338 SQ FT

**8 TROJAN INDUSTRIAL ESTATE, COBBOLD ROAD, WILLESSEN, NW10 9ST**

## WILLESDEN INDUSTRIAL UNIT WITH TWO SHUTTERS AND PARKING

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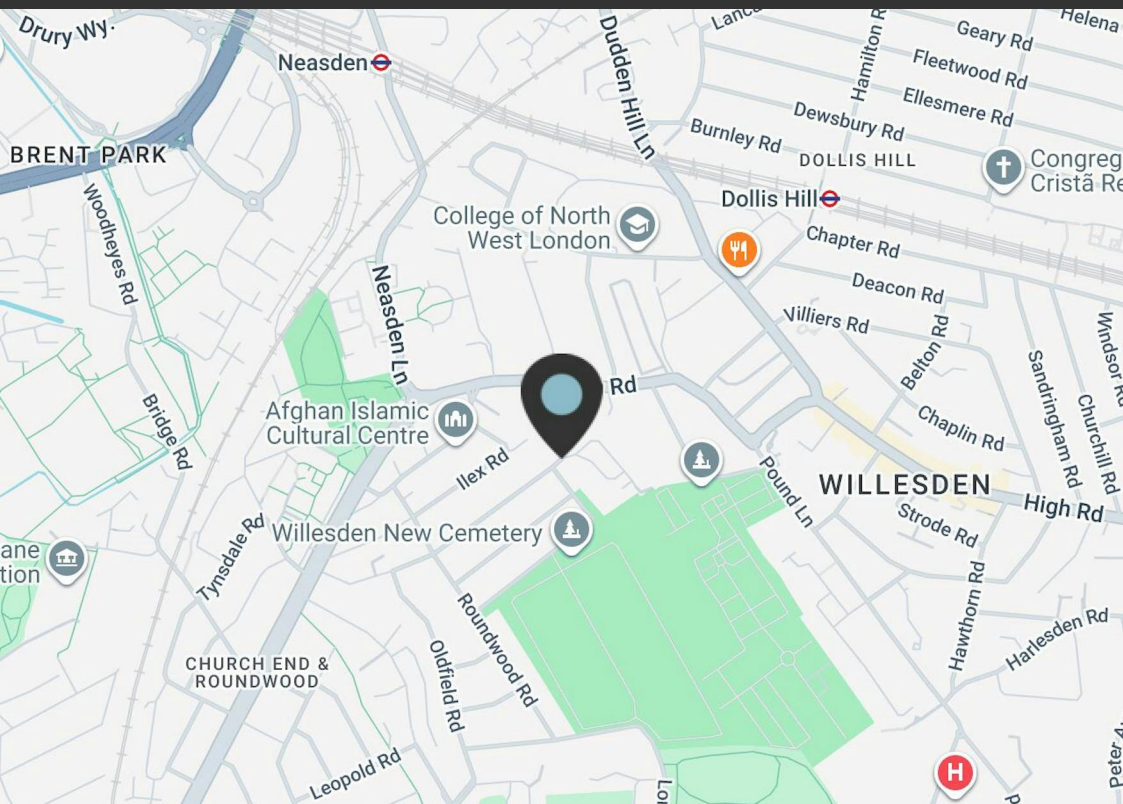
- Close to Dollis Hill underground station (Jubilee Line)
- 4-5 parking spaces
- 2x roller shutters with loading area
- Located in a modern business estate in Willesden
- Fully open plan
- Wc to be installed
- Good ceiling height
- Available immediately



# DESCRIPTION

Unit 8 is an end-terrace trade counter, light industrial and warehouse unit with parking for approximately 4–5 vehicles. The ground floor warehouse is predominantly open plan and includes a small removable mezzanine. The unit benefits from two roller shutter doors, providing excellent loading and access facilities, together with a concrete floor and an impressive clear internal height of approximately 5.5 metres.

The property offers flexible accommodation suitable for a variety of trade, industrial, storage and distribution uses, subject to the landlord's approval.



# LOCATION

The premises are situated in a modern industrial estate located on Cobbold Road off Willesden High Road in Willesden.

Dollis Hill (Jubilee Line) Underground Station is within a few minutes' walk, as well as the benefit from a number of bus services on the high road. The industrial estate has a mixture of users including, importers, artist studios, medical, joinery and food suppliers.



## AVAILABILITY

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 1,338 | 124.30 | Available    |

## RENT

£35,000 per annum

## RATES & CHARGES

Rates payable: £10,354.25 per annum

## TERMS

A new lease for a term by arrangement.

## EPC

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## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



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