INDUSTRIAL TO LET | 19,880 SQ FT

100 COLINDEEP LANE, COLINDALE, NW9 6HB

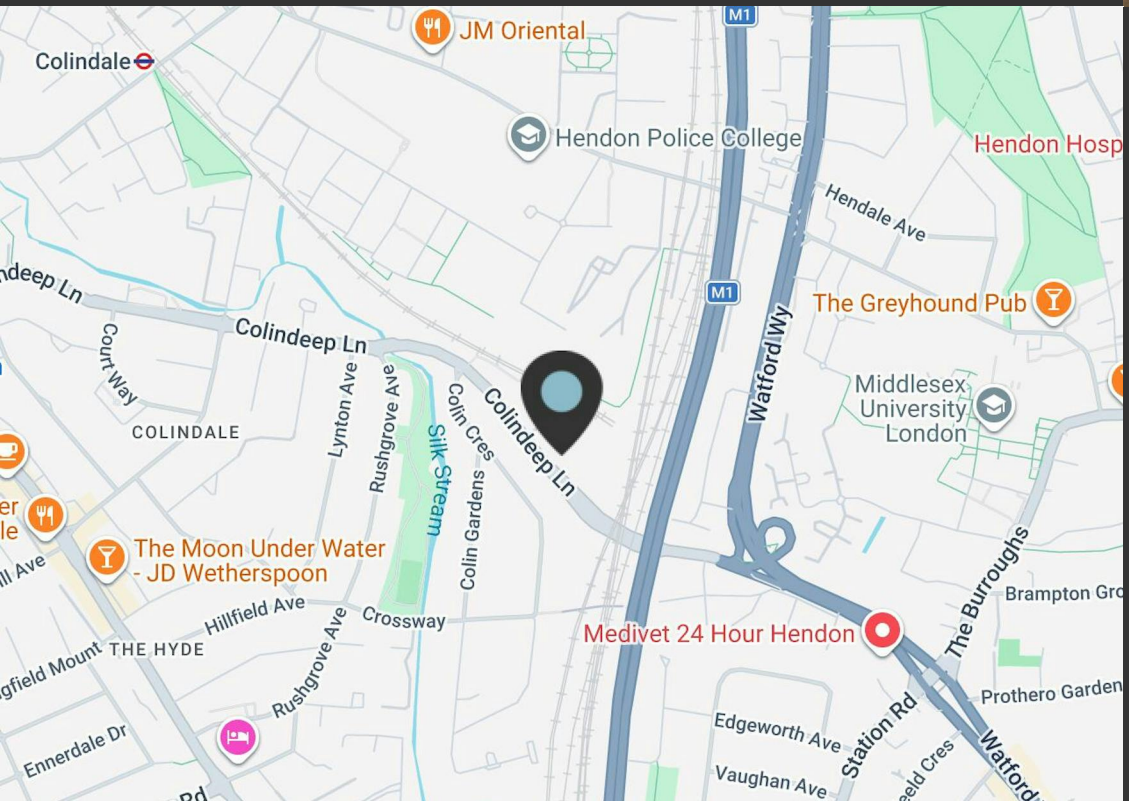
HIGH BAY WAREHOUSE WITH CIRCA 60 PARKING SPACES

- 2x full height level access roller shutters with 4x additional roller shutters
- Excellent clear ceiling height of 7.3m - 9.50m
- Welfare facilities
- Translucent roof panels
- Circa 60 parking spaces including some parking for larger vehicles
- Self-contained office building with garage
- Reception area with offices
- Walking distance to Colindale Underground Station (Northern Line)
- Close proximity to A40, A406 and M1

DESCRIPTION

The building is of steel portal frame construction on a large site benefiting from a large private yard and dedicated car parking for over 60 cars. The open plan warehouse has 7.3m - 9.50m clear height, with access to the warehouse via two level access loading doors and 4 smaller shutters. There are a collection of offices in a self-contained office building to the side with an additional small warehouse and client facing reception and welfare facilities at ground floor.

The building is available and would suit a wide range of uses.



LOCATION

100 Colindeep Lane benefits from excellent transport connectivity, positioned close to the A5 (Edgware Road) with direct access to the North Circular (A406) and Junction 1 of the M1 motorway, enabling efficient routes into Central London and the wider national motorway network. The property is within easy reach of Colindale Underground Station (Northern Line), providing direct services to key central destinations, while multiple bus routes operate along Colindeep Lane and the A5, ensuring convenient access for staff, clients, and delivery drivers alike.

AVAILABILITY

Name	sq ft	sq m	Availability
Ground	19,880	1,846.91	Available

RENT

£400,000 per annum

RATES & CHARGES

Service charge: £1.50 per sq ft Includes: Estate Charge, Insurance and communal maintenance
Rates payable: £107,115 per annum

TERMS

A new lease for a term by arrangement, subject to a development break in the 3rd year.

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

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