

BUSINESS
PROPERTY
SOLUTIONS

16 Hale Lane

London

NW7 3NX



Self-Contained Warehouse

Approx. 4,626 sq ft (430 sq m)

**£70,000 per annum
SUBJECT TO CONTRACT**

Description

A self-contained warehouse / industrial unit arranged over ground floor and first floor mezzanine.

Access is provided via an electric roller shutter loading door.

Internally, the ground floor provides clear open-plan warehouse accommodation with painted blockwork walls and concrete flooring. A fully racked first floor mezzanine provides significant additional storage capacity and is served by a goods lift, allowing efficient vertical movement of stock.

Externally, the property benefits from forecourt loading and parking.

Specification

- Self-contained industrial / warehouse unit
- Electric roller shutter loading door
- Gas supply
- Alarm system
- Concrete floor
- Provision for WC
- Fluorescent strip lighting
- Fully racked mezzanine floor
- Goods lift to mezzanine
- Forecourt loading / parking

Location

The property is situated on Hale Lane, NW7, within an established commercial area serving Mill Hill and the wider North West London region. The unit benefits from good access to the A1, A41 and M1 motorway network, providing convenient connectivity into Central London and beyond.

Accommodation

- Ground Floor Warehouse: approx. 2,313 sq ft GIA
- First Floor Mezzanine (Fully Racked): approx. 2,313 sq ft GIA
- Total: approx. 4,626 sq ft GIA

All measurements are provided on a Gross Internal Area (GIA) basis.

LEGAL COSTS

Each party to pay their own costs.

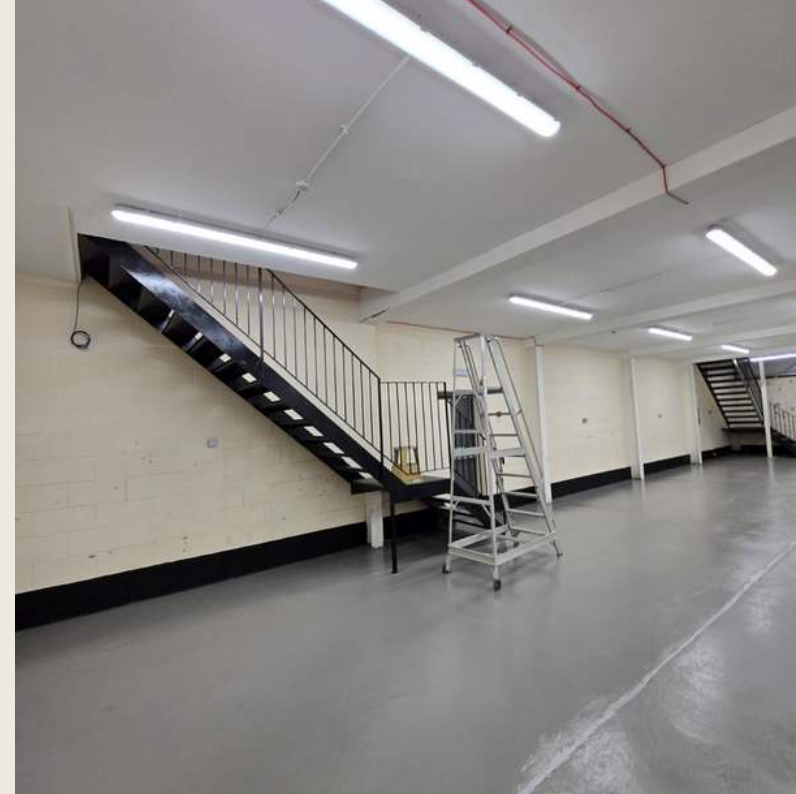
A Non-refundable deposit will be required at the point of instructing solicitors

VAT

Payable

EPC RATING

TBC



Viewings

Strictly via appointments only through sole agents
Business Property Solutions
Chartered Surveyors and Commercial Property Consultants

Bav Shah MRICS

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