COMMERCIAL AGENCY

TELSAR

TO LET

SHORT TERM - TRADE COUNTER / STORAGE / INDUSTRIAL UNIT



Unit 72 Capitol Park

Capitol Way, Colindale, NW9 0EQ

6,906 SQ FT (641.59 SQ M)

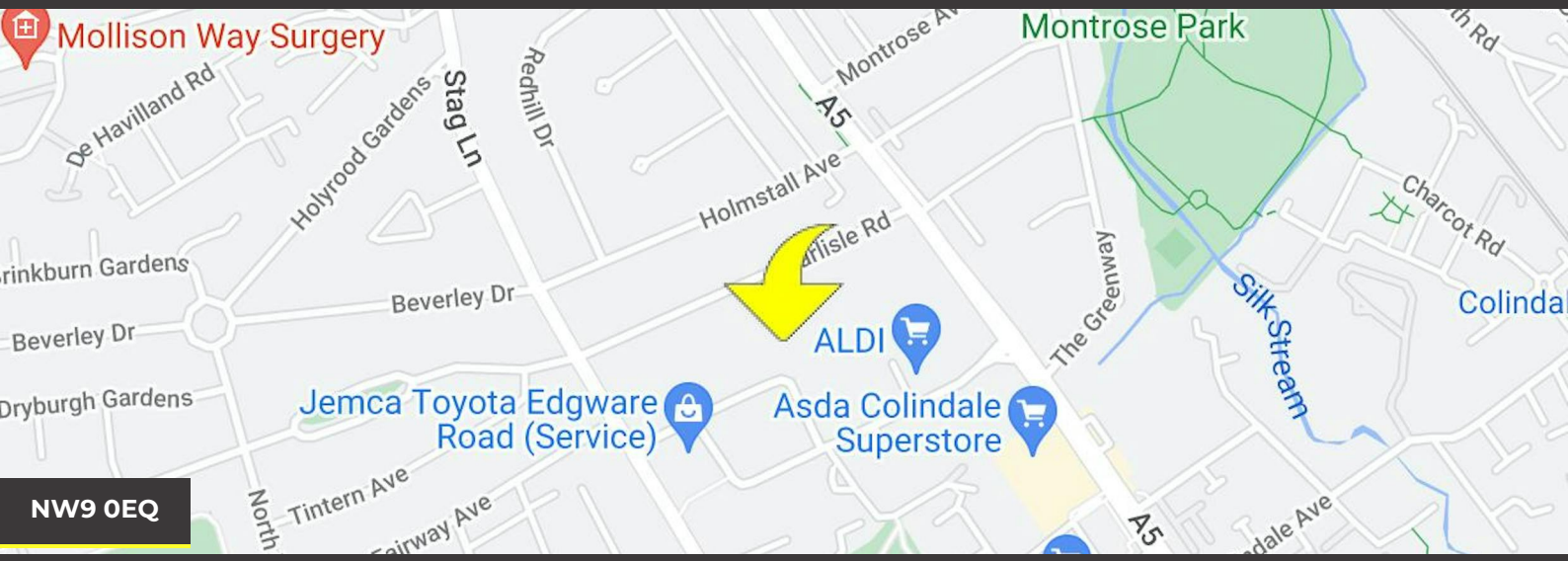
- Flexible terms
- Min height 6.6m rising to 7.5m at the apex
- Generous loading apron
- Power & gas
- Concrete floor
- Translucent roof panels
- Fitted first floor offices
- Walking distance to Colindale UG Station (Northern Line)
- On a well-established trade counter estate
- Electric roller shutter door
- 6x Allocated parking
- WC's & Kitchenette
- Flourescent strip lighting
- Mezzanine storage
- Close proximity to M1 & A406

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Location

The unit is located in a Prime North West London trade location situated between Screwfix and Toolstation, on the popular Capitol Park just off the A5 Edgware Road with good links to the M1 motorway, North Circular Road and A41 routes. Colindale Underground Station (Northern Line) is within walking distance under a mile from the unit. A number of bus routes also operate throughout the area providing services to Watford and Edgware.









Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,289	398.46
Ground Floor Office	932	86.59
Ground Floor Extended Showroom	753	69.96
First Floor Office	932	86.59
TOTAL	6,906	641.59
Mezzanine	753	69.96

All measurements are approximate and measured on a gross external area basis.

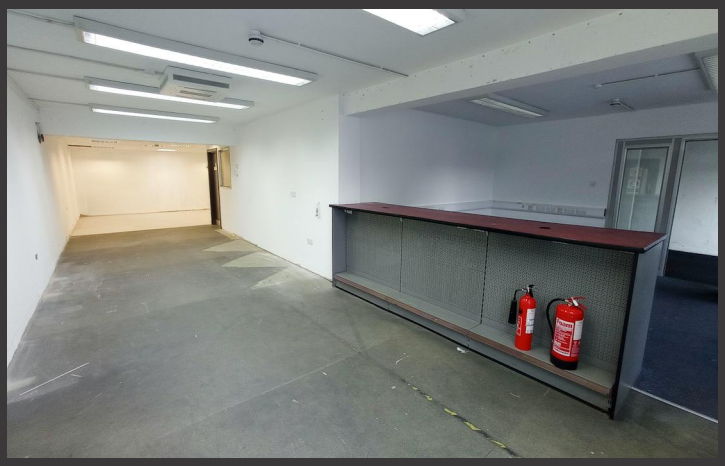
















Summary

Available Size	6,906 sq ft
Tenure	Sublease
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £3,505.23 per annum. (Figure may be subject to change)
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description
The premises comprise a mid-terraced steel portal framed, industrial/warehouse facility, with brickwork elevation to a pitched roof. The warehouse is of a clear open-plan layout with ancillary office accommodation provided at the first-floor level. The warehouse is serviced by a electric roller shutter door and generous loading provisions, further benefitting from 6 allocated parking spaces and to the front elevation.

Tenure
Leasehold - The premises are available by way of a short term sub-lease for a maximum term of 12 months. Any sub-lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Neighbouring Occupiers
The property is located within an established Trade Park. Neighbouring occupiers include:
Howdens
Toolstation
Screwfix
Brewers
CEF

Travel Distances
Colindale Underground Station (Northern Line)- 0.8 miles
A406 - 2.3 miles
M1 (Junction 1) - 2.6 miles
Central London - 10.4 miles

Source: Google Maps

Viewings
Through prior arrangement with sole agents Telsar.

Anti-Money Laundering (AML) Requirements
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

Jack Pay
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Dipesh Patel
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Misrepresentation
Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.