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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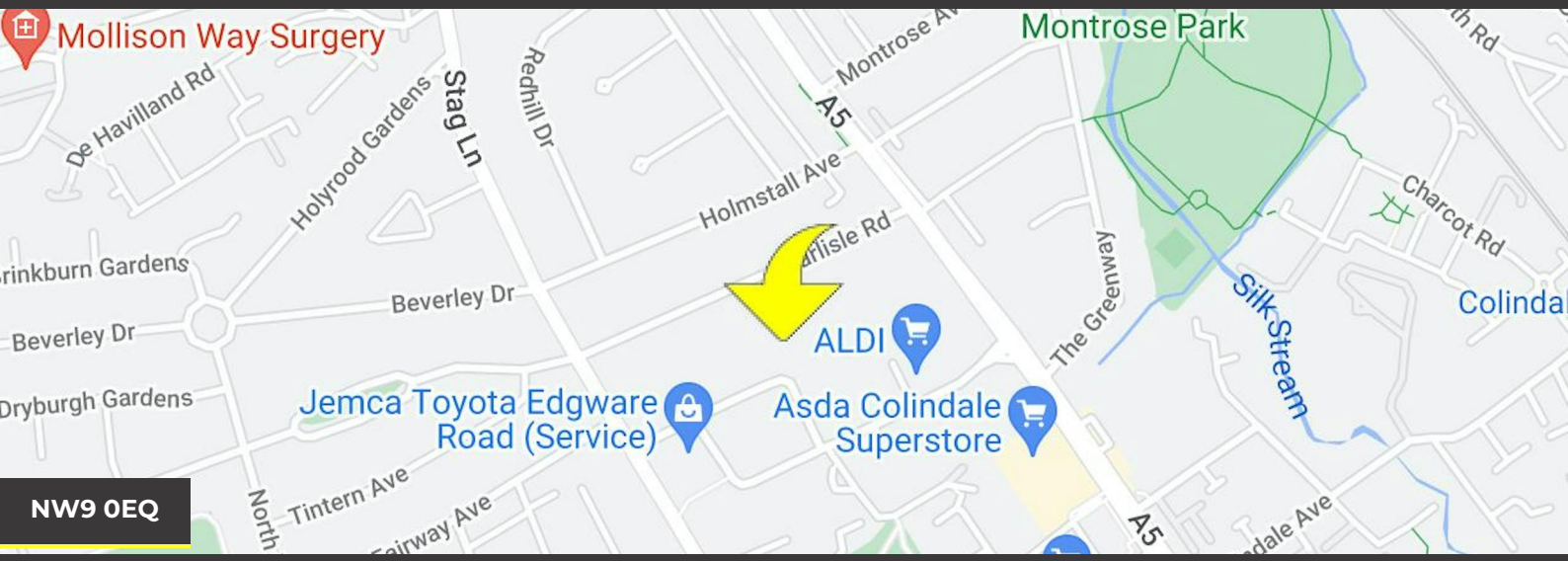
## Location

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.

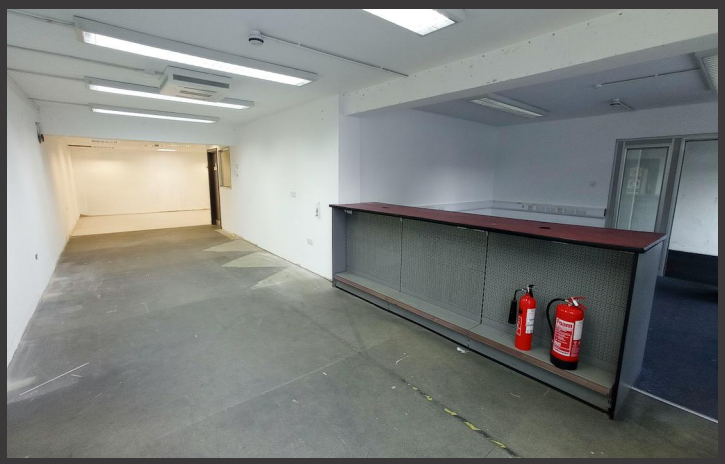



NW9 0EQ

## 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**
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