COMMERCIAL AGENCY

TELSAR

TO LET
LIGHT INDUSTRIAL / WAREHOUSE UNIT

Unit B4, Connaught Business Centre
Hyde Estate Road, Colindale, NW9 6JL

1,273 SQ FT (118.27 SQ M)

- Fully refurbished
- Dedicated loading bay
- Allocated parking
- Translucent roof panels
- Painted concrete floor
- WC
- Fully glazed pedestrian entrance screen and door with security shutter
- Walking distance to Hendon Station
- Clear internal height 3.66m rising to 4.56m
- Electric roller shutter door
- 3 phase power
- Flourescent strip lighting
- Teapoint
- Overclad roof with no asbestos
- Close proximity to A406, M1 & A5 Edgware Road

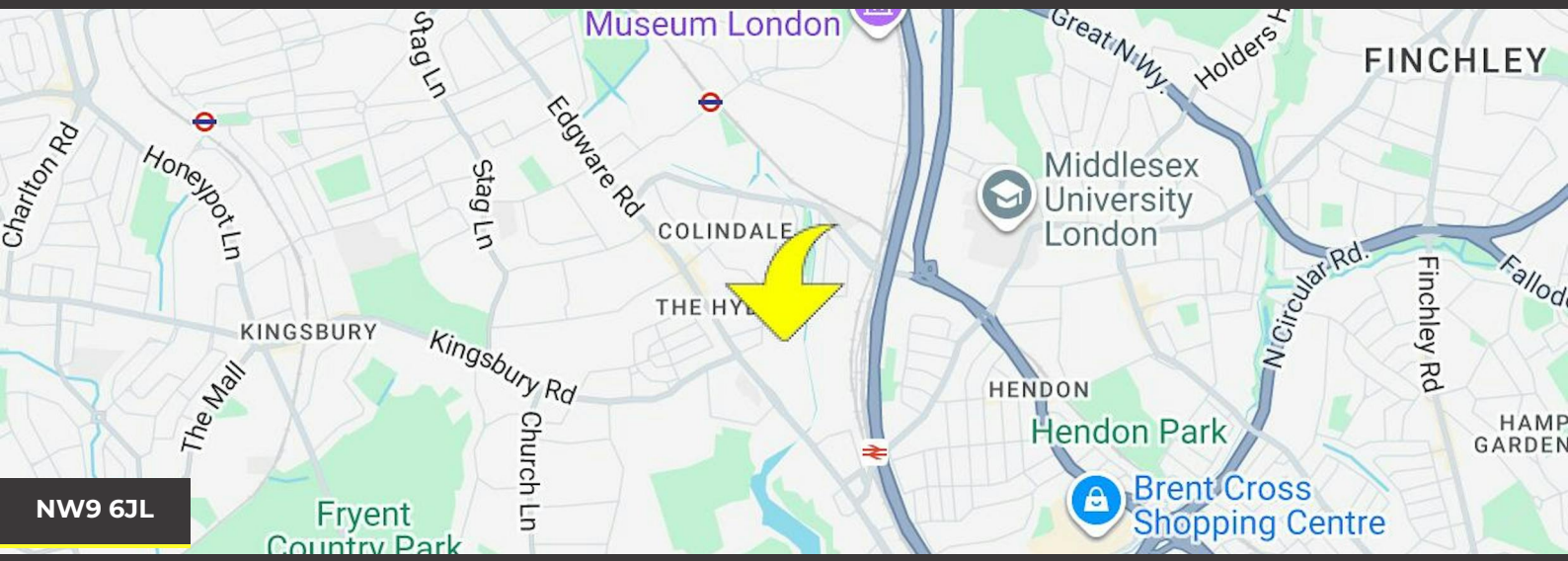
COMMERCIAL AGENCY

TELSAR

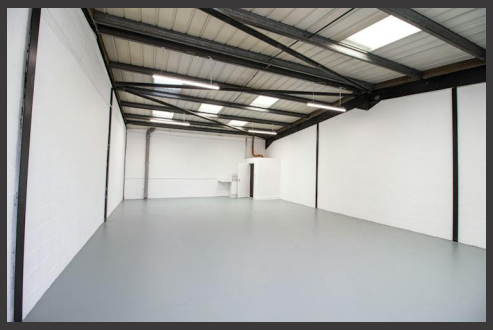
Location

The property is situated within Connaught Business Centre, a well established, secure and gated multi-let business centre fronting Hyde Estate Road in The Hyde, Hendon, NW9. Hyde Estate Road lies immediately off the A5 Edgware Road, which in turn provides direct access to the A406 North Circular Road, the A41 and Junction 1 of the M1. The estate is therefore extremely well positioned for both Central London and the national motorway network, and is well suited to occupiers requiring rapid distribution across North and North West London. Hendon railway station (Thameslink) is within walking distance, providing services to St Pancras International and the City, with Hendon Central and Colindale Underground stations (Northern Line) also close by. Numerous bus routes serve the A5 Edgware Road corridor.

The immediate area is predominantly commercial and industrial in character, with substantial residential redevelopment adjoining the estate. Local amenities, supermarkets and trade counter operators are all within close proximity.



NW9 6JL



Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	1,273	118.27
TOTAL	**1,273**	**118.27**

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

Summary

Available Size	1,273 sq ft
Tenure	New Lease
Rent	£28,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Barnet to obtain this figure.
Service Charge	Approx. £2,549.70 per annum
Legal Fees	Each party to bear their own costs
VAT	Not applicable
EPC Rating	Upon enquiry

Description
The property comprises a comprehensively refurbished, mid-terrace light industrial and warehouse unit arranged over ground floor only beneath a mono-pitched roof. The accommodation is entirely open plan, offering a clear and highly flexible footprint suitable for a wide range of light industrial, storage, trade and distribution uses.

The unit is of steel frame construction with blockwork elevations. The roof was over-clad approximately ten years ago and contains no asbestos, providing a well insulated, watertight and low-maintenance envelope. An asbestos management survey is to be provided by the landlord for confirmation.

The refurbishment has been carried out to a high standard throughout and includes newly painted concrete floors, painted walls and exposed steel roof beams, together with strip lighting and translucent roof panels which give the unit an exceptionally bright and clean working environment.

Loading is via a new electric roller shutter door served by a dedicated loading bay immediately in front of the unit. Pedestrian access is provided through a fully glazed entrance screen and door, protected by an electrically operated security shutter. Internally the unit benefits from a WC and teapoint, three phase power and allocated parking to the front, with a clear internal height of 3.66m rising to 4.56m.

Tenure
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

VAT
We have been advised VAT is NOT applicable.

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.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
020 3333 2222

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

Tom Boxall
0208 075 1239
tb@telsar.com

Jack Pay
020 8075 1238
jp@telsar.com

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.