TELSAR.com

TO LET



Unit 13, Artesian Close Industrial Estate

Brentfield Road, near Park Royal, NW10 8RW

Light Industrial / Warehouse Unit

855 sq ft

(79.43 sq m)

- Max eaves height 5.15m
- Roller shutter door
- Fluorescent strip lighting
- Translucent roof panels
- 3 Phase power
- WC
- Gated estate with CCTV
- Estate parking
- Walking distance to Harlesden UG Station (Bakerloo & Lioness Line)

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Summary

Available Size	855 sq ft
Rent	£27,360 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (103)

Location

Artesian Close Industrial Estate is situated on Brentfield Road, a short distance from the North Circular Road (A406). The sites proximity to the North Circular provides good vehicular access across Greater London and onto the South East motorway network. Harlesden mainline and tube station (Bakerloo Line) is the nearest rail station situated less than a mile to the south of the site. Numerous bus routes service the area connecting the property with locations across Greater London.

Description

The property comprises a mid-terrace steel portal framed light industrial/warehouse unit with brick elevations. A roller shutter door provides access to the unit serviced by a loading bay, with the unit benefiting from power, WC and a max eaves height of 5.15m. Parking is available on the estate.

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).

Accommodation

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

Description	sq ft	sq m
Warehouse	855	79.43
Total	**855**	**79.43**

Anti-Money Laundering (AML) Requirements

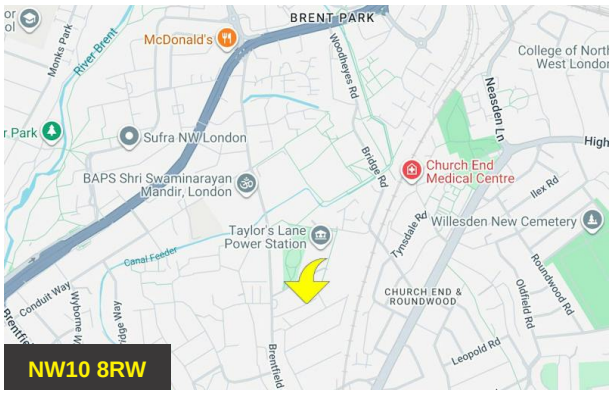
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.







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