

Open Storage TO LET

West Hendon Broadway, NW9 7AE

12,500 SQ FT (1,161 SQ M.)

Location: Positioned adjacent to Junction 1 of the M1, the property benefits from exceptional connectivity and prominence. Directly opposite lies the transformative Brent Cross regeneration project, representing £4.75 billion of investment that is set to significantly enhance the area's residential and commercial appeal.

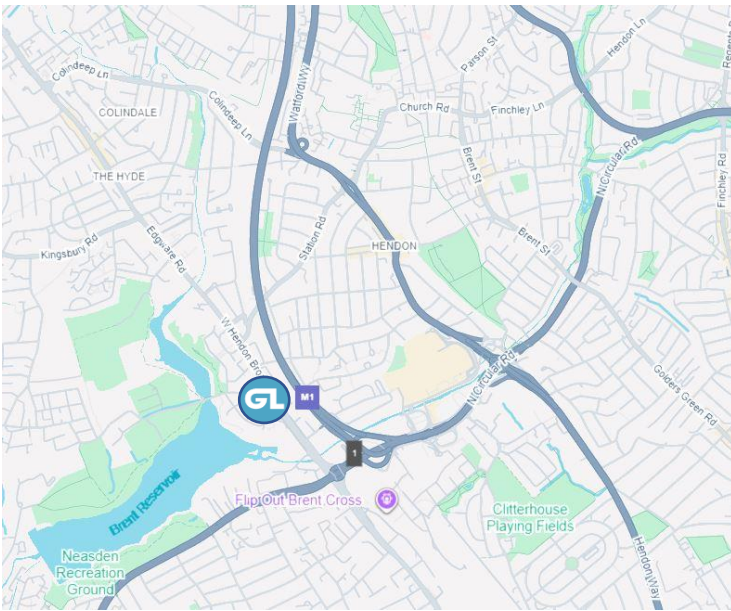
Brent Cross and Hendon Thameslink stations provide fast and convenient access into Central London, with journey times of approximately 5 minutes to Hampstead, 16 minutes to St Pancras International, and 20 minutes to London Blackfriars.

The site also enjoys immediate access to the A5 and M1 motorway network, Heathrow Airport is accessible by car in under 45 minutes.

Description: The property comprises a secure surfaced site extending to approximately 12,500 sq ft, benefitting from perimeter fencing and hard standing throughout. The site offers immediate access directly off West Hendon Broadway (A5), providing excellent connectivity to the wider motorway network and Central London.

Available immediately, the site is suitable for a variety of open storage and commercial uses, with flexible lease terms considered subject to agreement.

- GL STRONG ROAD LINKS**
- GL NEW LEASE**
- GL FLEXIBLE SPACE**
- GL HARDSTANDING**
- GL NO PREMIUM**
- GL PERIMETER FENCING**



TENURE: Leasehold.

TERMS: A new lease for a term to be agreed with upwards only rent review.

RENTAL: £95,000 per annum

SERVICE CHARGE: TBC.

VAT: VAT is TBC.

INSURANCE: The insurance contribution is to be confirmed.

EPC: The NDEA EPC for this property is not applicable.


RATES: TBC.

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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