



AVAILABLE TO LET

Unit 3 Streaksfield Road

Streaksfield Road, Staples Corner, London NW2 7GD

Modern Warehouse / Industrial Building in Staples Corner

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The premises comprises of a mid terrace modern warehouse/light industrial unit. Arranged over ground and mezzanine floors totalling 4,003 sq ft, the ground floor and majority of the mezzanine floor is used for storage with dedicated offices benefiting from good natural light. The building benefits from an integrated 'Lightening Protection System' installed when the building was being built in 2007.

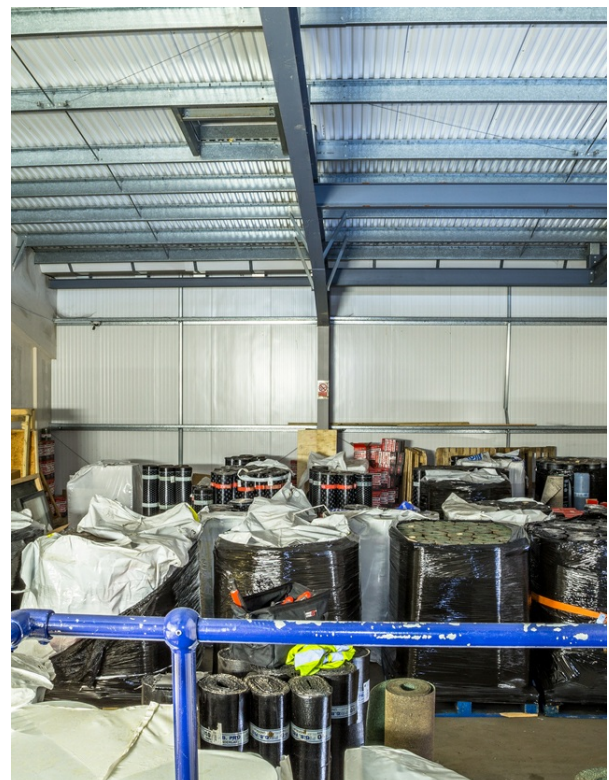
The property could be suitable for a number of storage or light industrial uses subject to Landlords consent and will be available early May 2019.

Rent	£45,000 per annum
S/C Details	To be confirmed.
Rates detail	Tenants to make their own enquires with the London Borough of Brent.
Building type	Industrial
Available from	06/05/2019
Size	4,003 Sq ft
VAT charges	Plus VAT.
Lease details	A new Full Repairing and Insuring lease Outside the Landlord and Tenant Act 1954 for a term by arrangement.
EPC category	D

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/38943-unit-3-streaksfield-road-streaksfield-road>



Excellent access to Central London

3 Phase electric

High Bay full height electric loading door

W/C's & Kitchenette

Mezzanine offices

2/3 Parking spaces

Excellent ceiling height under and above the mezzanine



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Data provided by Google

Floors & availability

Unit	Floor	Size sq ft	Status
Unit 3	ground floor	1,921	Available
Unit 3	mezzanine office	769	Available
Unit 3	mezzanine storage	1,313	Available
Total		4,003	

Location overview

This unit fronts Streaksfield Road on the corner of Coles Green Road off The North Circular Road at Staples Corner in a prime location with very convenient access to Junction 1 of the M1, M25 Motorways, central London & Brent Cross shopping complex.

Airports

London Heathrow 11.5m, London City 13.2m, London Luton 21.9m

National rail

Hendon 0.8m, Cricklewood 1.2m, Brondesbury 2.2m

Tube

Hendon 0.8m, Hendon Central 1.1m, Brent Cross 1.1m

Estimated rates

Tenants to make their own enquires with the London Borough of Brent.

Estimated service charge

To be confirmed.

Viewings

Strictly via appointment with the sole agents Dutch and Dutch.

Legal costs

Each party to bear their own associated legal costs.

VAT

Plus VAT.

Lease summary

A new Full Repairing and Insuring lease Outside the Landlord and Tenant Act 1954 for a term by arrangement.

Notes:



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Quote reference: 3 Streaksfield Road

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.