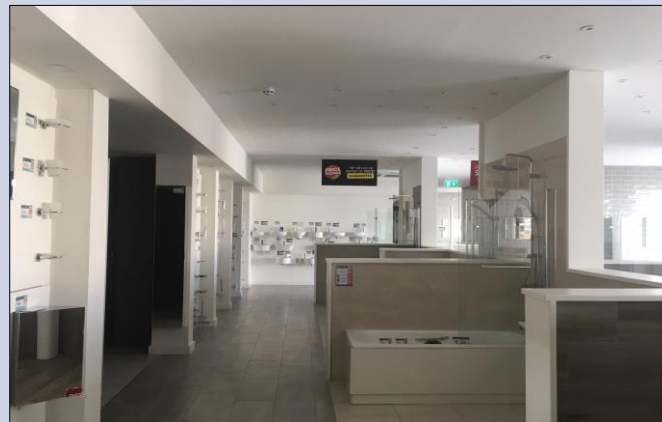


TO LET

RETAIL/SHOWROOM & WAREHOUSE WITH LARGE YARD

950 NORTH CIRCULAR ROAD, STAPLES CORNER, LONDON, NW2 7JR



Warehouse - 16,000 SQ. FT. ( 1,486 SQ. M.)

Car Park - 5,000 SQ. FT. (465 SQ. M.)

Rear Yard - 7,500 SQ. FT. (696 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

The property is located in a prominent position on the North Circular, a very short distance from Staples Corner going east to west at the North Circular Road (A406) & junction 1 of the M1 Motorway and Brent Cross. Neasden Underground Station (Jubilee Line) is 1.5 miles from the property whilst Brent Cross Station (Northern Line) is 2.3 miles.

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23-24 Margaret Street, London, W1W 8LF  
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**Misrepresentation Act 1967.** These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.



**AMENITIES**

- Air Conditioning (Not Tested)
- Laminate Flooring
- Central Alarm System
- Front Yard Parking
- LED Lighting
- CCTV Camera
- 1 x DDA Compliant Toilet
- 1 x Standard Toilet
- Storage/Staff Room
- Roller Shutter Door (Rear)
  - Width – 3.35m
  - Height – 3.36m



## DESCRIPTION

The property is a detached fully fitted predominately open plan unit, with a large prominent window frontage at the front elevation. There are two loading bays at the rear and customer parking on the forecourt at the front. The property is ideal for a retail or showroom operator wishing to have a large presence in a prominent north London location.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available upon request.

## FINANCIALS

Area	NW2
Size (sq. ft.)	16,000
Quoting Rent (p.a.) excl.	£200,000
Estimated Rates Payable (p.a.)	£63,000
Service Charge (p.a.)	N/A
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£263,000</b>

## VIEWINGS:

Through Robert Irving Burns and Dutch & Dutch

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In regard to business rates and service charge please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.