

# UNIT 1 CARLISLE ROAD, COLINDALE NW9 0HD

**WAREHOUSE WITH OFFICES  
TO LET  
11,818 SQFT / 1,097 SQM**

**020 8866 0001**

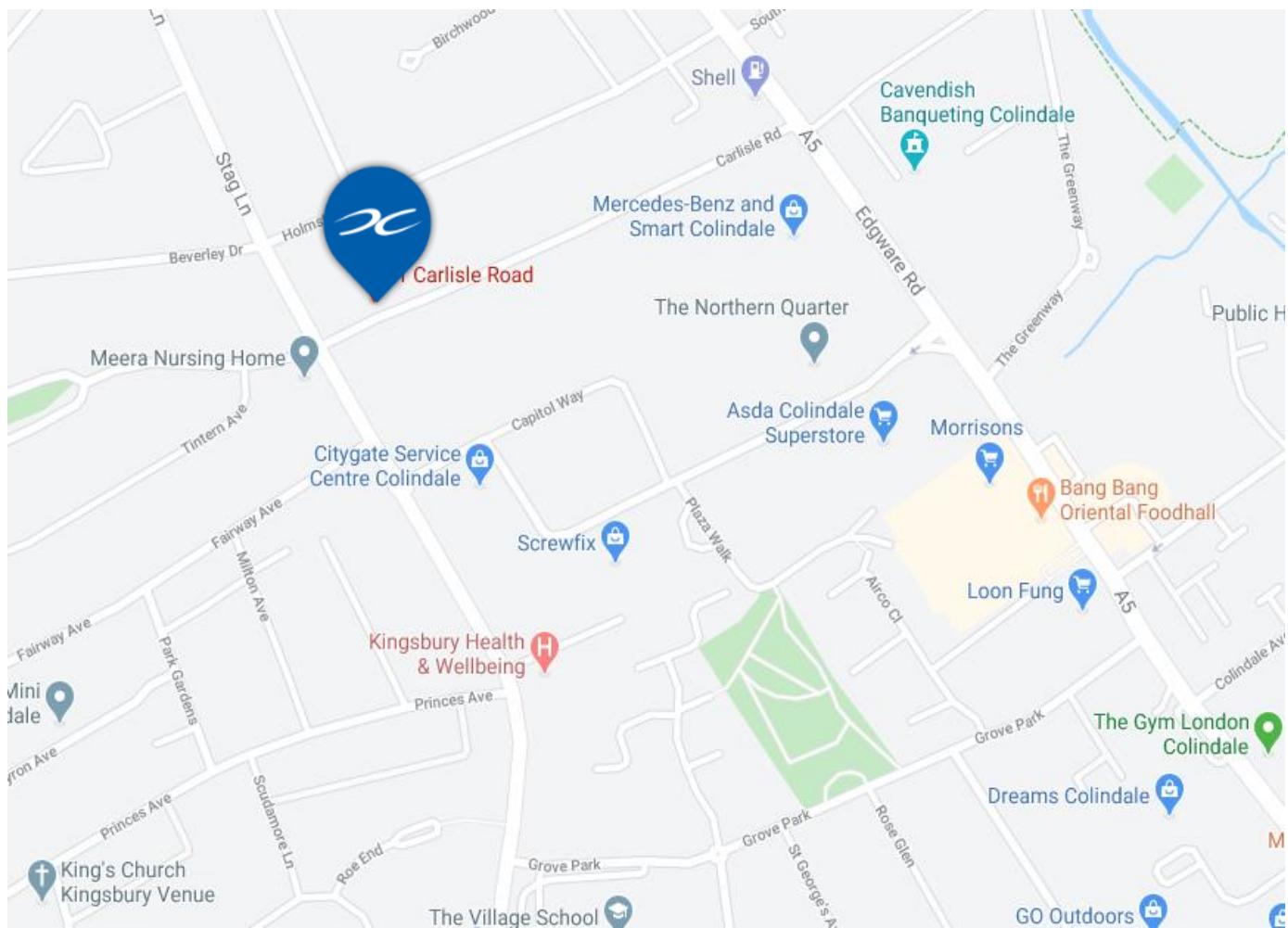


## LOCATION

The premises are located on the south side of Carlisle Road opposite Colindale Business Park. The premises are easily accessible to the A5 Edgware Road and M1 Motorway. By public transport, the premises are 0.9 miles from Colindale Underground Station and 1.1 miles from Kingsbury Underground Station. There are also numerous convenient local bus routes that serve the property and nearby stations.

## DESCRIPTION

The premises comprise a semi-detached, light industrial unit of brick construction beneath a corrugated and glazed roof. To the front of the property there are ground and first floor offices. Prior to the current tenant's occupation the premises underwent an extensive programme of refurbishment. Its current condition is not known. Externally there is forecourt parking to the front for up to 12 vehicles and loading to the warehouse is via 3 full height roller shutter doors, one to the front and two to the side elevation via a private service road.



## TERMS

Subject to obtaining vacant possession, the premises are available by way of a new full repairing and insuring lease for a term by arrangement.

## RENT

£165,000.00 per annum exclusive plus VAT.

## FLOOR AREAS

	SQFT	SQM
Ground Floor Warehouse	9,806	911
First Floor Offices	2,012	186
<b>Total</b>	<b>11,818</b>	<b>1,097</b>

## BUSINESS RATES

We understand that the Rateable Value is £66,500 and that the rates payable 21/22 are in the order of £34,050 per annum. *Prospective tenants are advised to reconfirm this information independently prior to legal commitment.*

## VIEWINGS

Strictly by appointment only through joint sole agents:-

George Moriarty D: 020 8429 9003 E: [george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

Peter Amstell D: 020 8429 9007 E: [peter@davidcharles.co.uk](mailto:peter@davidcharles.co.uk)



Please note that the photos shown were taken prior to the current tenants' occupation. The condition of the premises may not be as shown in the photographs.