

# ARTESIAN INDUSTRIAL ESTATE, BRENTFIELD ROAD, PARK ROYAL, NW10 8RW

**LIGHT INDUSTRIAL UNITS- TO LET**  
**FLEXIBLE LEASE TERMS AVAILABLE**  
**966 SQ FT – 2,254 SQ FT**

  
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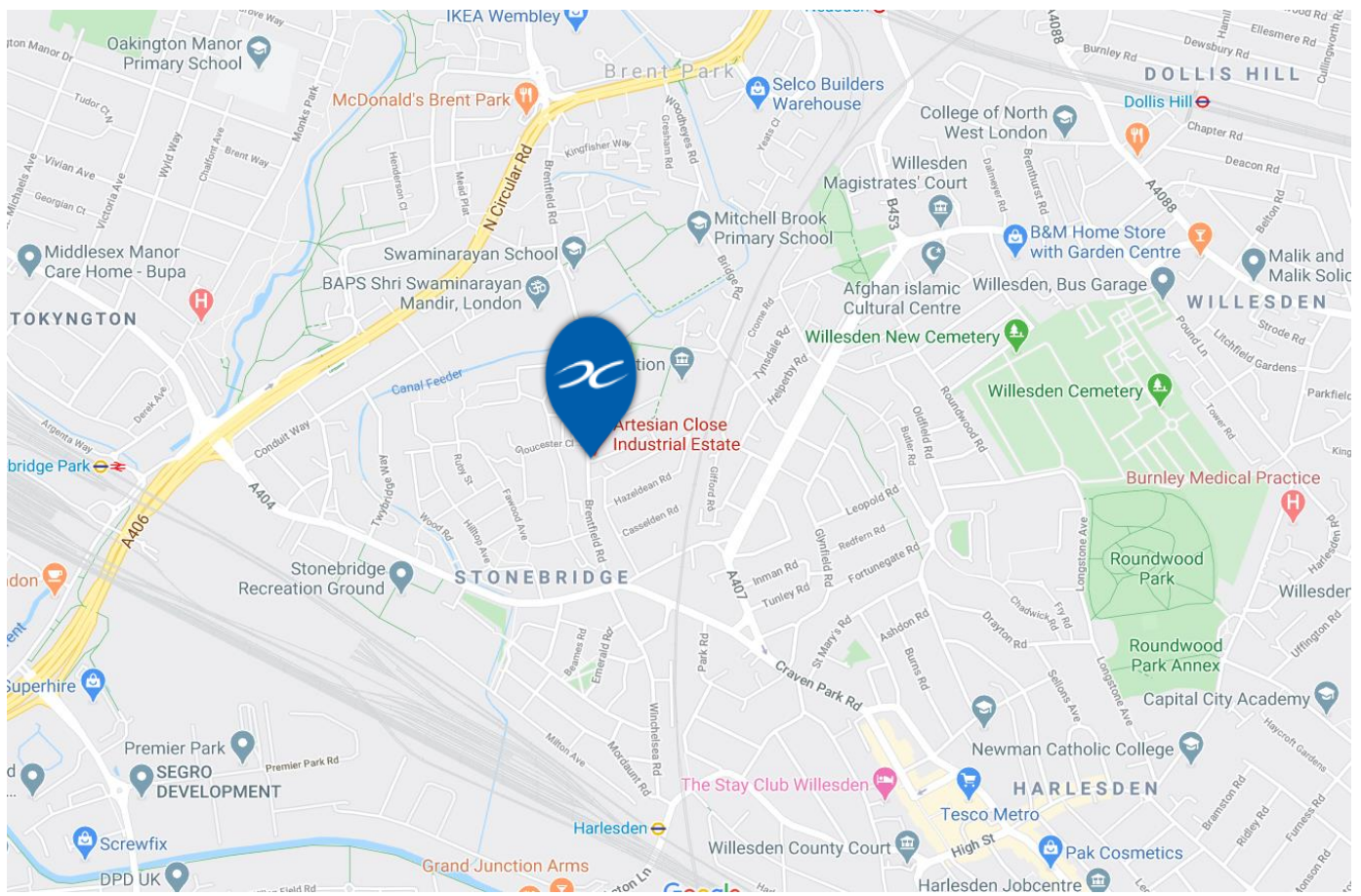


## LOCATION

The estate is less than 1 mile north of Park Royal, the largest business park in London, and benefits from proximity to the North Circular, A404 and A40 providing fantastic connections to the rest of London. The estate is also well connected via public transport with the nearby Harlesden Station being served by both London Overground and Underground Bakerloo lines.

## DESCRIPTION

This secure and well-maintained light-industrial estate is located in Stonebridge, NW10 and provides a range of small industrial units ranging from 966 sq ft to 1,288 sq ft. The estate is accessible 24 hours a day, 7 days a week and has the benefit of on-site parking, CCTV and a gated entrance. For further details of the current units available, please see below.



## UNIT AVAILILTY & TERMS

Unit 8 – 966 sqft - £25,000.00 per annum exclusive.

Unit 9 – 1,288 sqft - £33,500.00 per annum exclusive.

The units are available by way of a new lease for a term by arrangement. Flexible leases are available.

## VIEWINGS

Strictly by appointment only through sole agents:-

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# UNIT 8



# UNIT 9

