



**1 Adrian Avenue**  
London, NW2 1LX

## Light Industrial unit

**1,996 sq ft**  
(185.43 sq m)

- 2x Roller shutters
- Reception / welcome area
- Mezzanine comprising 426 sqft
- W/C facilities
- Large open plan unit
- Prominent position on Staples Corner roundabout

# 1 Adrian Avenue, London, NW2 1LX

## Summary

<b>Available Size</b>	1,996 sq ft
<b>Rent</b>	£43,500 per annum
<b>Business Rates</b>	TBC
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprises an open plan ground floor industrial unit of 1,570 sqft on ground floor with a mezzanine comprising 426 sqft. The unit was previously used as a workshop and benefits from a partitioned reception area, 1x electric roller shutter, 1x manual roller shutter, W/Cs, first floor office space and demised parking to the front of the unit.

## Location

1 Adrian Avenue is located in a prominent position on Staples Corner which is a major road junction in North West London providing direct access to the A406 North Circular and the M1 motorway.

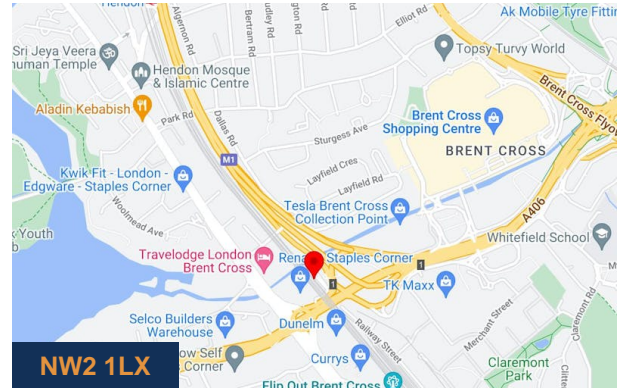
Nearby train stations include Cricklewood (2.0 miles) and Hendon (1.2 miles) which are both on the Midland Main Line and Brent Cross Underground Station (1.2 miles) which is served by the Northern Line.

Brent Cross shopping center is within close proximity to the premises where there are an abundance of shops, restaurants and leisure.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,570	145.86	Available
Mezzanine	426	39.58	Available
<b>Total</b>	<b>1,996</b>	<b>185.44</b>	



## Viewing & Further Information



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