



## Unit 9, Iron Bridge Close

London, NW10 0UF

### Light Industrial Unit With Parking

**3,379 sq ft**

(313.92 sq m)

- Within walking distance to Neasden Station (Jubilee Line)
- Located on Great Central Way - convenient access to A406
- Loading bay with an electric roller shutter
- 5 parking spaces
- Ideal for a variety of businesses

# Unit 9, Iron Bridge Close, London, NW10 0UF

## Summary

Available Size	3,379 sq ft
Rent	£53,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C

## Description

The property is an end-of-terrace, brick-built commercial unit spread across the ground and mezzanine floors. The ground floor features a pedestrian entrance and an electric roller shutter, providing access to a loading area at the front. The space includes a partly open-plan warehouse, partitioned storage/office rooms, W/Cs, and a kitchen. The first floor consists of several partitioned private offices. The unit benefits from gas central heating, air conditioning, a fully equipped kitchen, demountable partitions, an electric roller shutter, and carpeting. Unit 9 Ironbridge is available for immediate occupancy and is suitable for a variety of businesses.

## Location

The property is in an excellent location, situated opposite IKEA and the Tesco Superstore, just off the North Circular Road (A406), and is within a short walking distance of Neasden Underground Station (Jubilee Line). To reach the property from Hanger Lane, take the McDonald's/IKEA exit off the A406 and follow the ring road to Great Central Way. The North Circular Road (A406) offers excellent connectivity to the M1, M25, M40, and M4 motorways.

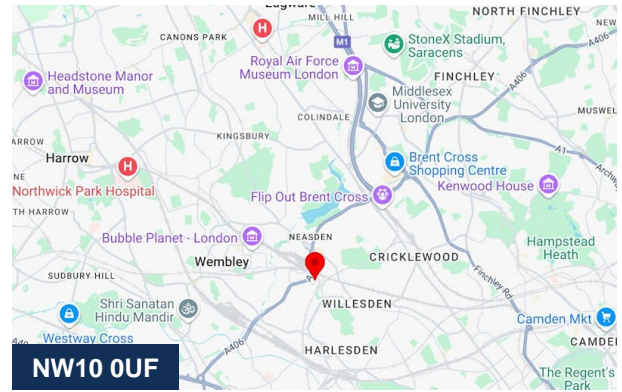
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Net Internal Area	3,242	301.19	Available
Unit - Store	137	12.73	Available
<b>Total</b>	<b>3,379</b>	<b>313.92</b>	

## Floor Plans

<https://s3-eu-west-1.amazonaws.com/agents-society-assets-files/51fa8be26eeabccff68b6240136fcea-66fd4eed016d01195966.pdf>



## Viewing & Further Information



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