



Unit 2 & 3, Artesian Industrial Estate

London, NW10 8RW

Refurbished light industrial units - flexible lease terms available

2,086 sq ft
(193.80 sq m)

- Accessible 24 hrs. a day, 7 days a week
- On site parking, CCTV and a gated entrance.
- Well connected via public transport
- Close proximity to North Circular, A404 and A40.
- Shutter access

Unit 2 & 3, Artesian Industrial Estate, London, NW10 8RW

Summary

Available Size	2,086 sq ft
Rent	£50,450 per annum
Business Rates	N/A
Service Charge	TBC
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

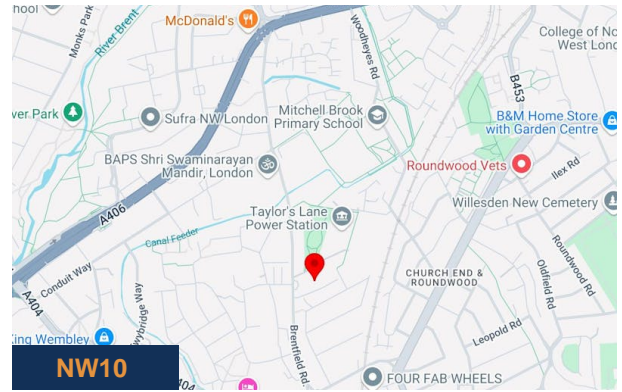
This secure and well-maintained light-industrial estate is located in Stonebridge, NW10 and provides an industrial units ranging from 1,280 sqft to 1,948 sqft. The estate is accessible 24 hours a day, 7 days a week and has the benefit of on-site parking, CCTV and a gated entrance.

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.

Accommodation

Name	sq ft	sq m	Availability
Unit - 2&3	2,086	193.80	Available
Total	2,086	193.80	



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



Lily O'Donnell

020 8429 9009 | 07522 700508
lily@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/02/2025