



Warehouse/Industrial Unit

Unit 14 Kingsbury Trading Estate

Barningham Way, Kingsbury, NW9 8AU

Light Industrial, Warehouse

TO LET

6,170 sq ft

(573.21 sq m)

- 10 car parking spaces
- 6.2 metre minimum eaves height
- Currently under refurbishment
- 3 phase power
- Full height electric roller shutter door
- First floor offices

Unit 14 Kingsbury Trading Estate, Barningham Way, Kingsbury, NW9 8AU

Summary

Available Size	6,170 sq ft
Rent	£138,825 per annum
Rates Payable	£35,840 per annum Based on 2023 rateable value. Rates payable 2023/24
Rateable Value	£70,000
Service Charge	£5,160 per annum
EPC Rating	D (82)

Description

The property comprises a modern warehouse/industrial unit of steel portal frame construction with first floor offices and 10 car parking spaces.

Location

Kingsbury Trading Estate is located on Barningham Way, accessed via B454 (Church Lane), which links the A4006/A5 with the A4140 and A4088. Junction 1 of the M1 with the A406 North Circular is within 1.8 miles of the property.

Hendon Station provides a fast and frequent service to London Kings Cross (approximately 15 minutes) and is within 1 mile.

Accommodation

The accommodation comprises the following Gross External areas:

Name	sq ft	sq m
Ground	5,459	507.16
1st - Office	711	66.05
Total	6,170	573.21

Viewings

Strictly by appointment via joint agents. (Monday to Friday 0900 to 17:30)

Terms

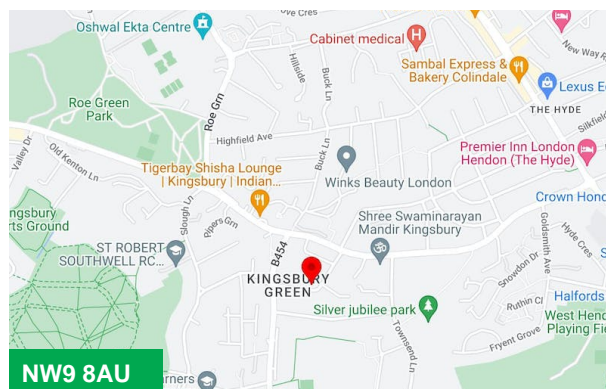
The property is available on a new full repairing lease for a term to be agreed.

Service Charge

A service charge is made for the maintenance and repairs for the common areas of the estate.

VAT

The property is VAT registered and therefore VAT will be charged on the rent.



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH