

# TO LET WAREHOUSE/INDUSTRIAL UNIT

## CURRENT AVAILABILITY

# GARRICK INDUSTRIAL ESTATE

IRVING WAY > HENDON NW9 6AQ

### UNIT 18 – 15,400 sq ft (1,431 sq m)



Similar recently refurbished unit



Recently refurbished Unit 20 fit-out



#### ACCOMMODATION (approx GEA)

Warehouse	13,538 sq ft	1,258 sq m
Ground Floor Welfare & Under Croft	932 sq ft	87 sq m
First Floor Office	930 sq ft	86 sq m
<b>TOTAL</b>	<b>15,400 sq ft</b>	<b>1,431 sq m</b>

- Clear height of 5.48m rising to 6.81m at the apex
- LED warehouse lighting
- 1 x Up and Over full height electric loading doors
- 3 phase power
- Capped gas supply
- Male and Female W/C facilities
- PV panels to the roof

**CONTACT:** For further details please contact the joint agents:



**Gus Haslam**  
gus.haslam@knightfrank.com  
07885 596 877

**Kevin McQuillan**  
Kevin.McQuillan@knightfrank.com  
07581 028 675



**David Theobald**  
davidt@grantmillswood.com  
07974 231 352

**Tony Chalkley**  
tonyc@grantmillswood.com  
07802 754 999

[WWW.GARRICKINDUSTRIALESTATE.CO.UK](http://WWW.GARRICKINDUSTRIALESTATE.CO.UK)

These particulars and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. Details are current at time of production. July 2024.