

TO LET

Units 8, 9 and 10, Falcon Park, Neasden, NW10 7NP

Industrial & Warehouse Space. 7,137 sq ft – 40,074 sq ft (663 – 3,663sq m)



Property Features

- To Be Fully Refurbished
- Located Opposite Neasden Station
- Allocated Car Parking Spaces
- 7.68m Min. Height & 8.90m Apex Height
- Fitted First Floor Offices with Flexible Undercroft
- Can Be Taken Individually or Combined

Key Features

- 7.68 m Clear height
- 3 phase power
- Allocated car parking spaces
- Located directly opposite Neasden Underground Station
- Unit 8 – 1 level electric roller door to side elevation
- Unit 9 – 2 level electric roller door to side elevation and another to the front
- Unit 10 – 1 level electric roller door to front elevation
- Fully fitted WC's
- To be fully refurbished

Accommodation

	Sq Ft	Sq M
<u>Unit 8</u>		
Warehouse	4,661	433.02
Ground & First Floor Office	2,476	230.03
Total	7,137	663.05

Location

The established Falcon Park Industrial Estate is strategically located on Neasden Lane off the A406 North Circular Road in the heart of North West London's busy industrial area.

The Estate lies directly opposite the Jubilee line serviced Neasden London underground station whilst also offering strong bus links along Neasden Lane. The A406 north circular road provides direct access to Junction 1 of the M1 Motorway and the Hanger Lane gyratory system, enabling fast access into central London to the east and the national motorway network to the west.

	Sq Ft	Sq M
<u>Unit 8, 9 & 10</u>		
Total	40,074	3,662.97

	Sq Ft	Sq M
<u>Unit 9</u>		
Warehouse	4,445	412.95
Ground & First Floor Office	7,147	663.97
Additional First Floor Fit Out (GIA)	2,637	244.98
Total	14,229	1,291.9

	Sq Ft	Sq M
<u>Unit 10</u>		
Warehouse	6,534	607.02
Ground & First Floor Office	7,879	731.98
Additional First Floor Fit Out	4,295	399.02
Total	18,708	1,738.02

Approximate Gross external Area subject to re-measurement



Terms

Immediately available to let on a new lease for terms to be agreed. Rent on application

Due Diligence

Any interested party will be required to provide the Landlord and agent with information to comply with anti-money laundering legislation.

Rates

Units 8 & 9 have a combined rateable value of £204,000

Unit 10 has a rateable value of £124,000

We advise all interested parties make their own enquiries to the Brent Local Authority

Legal Costs

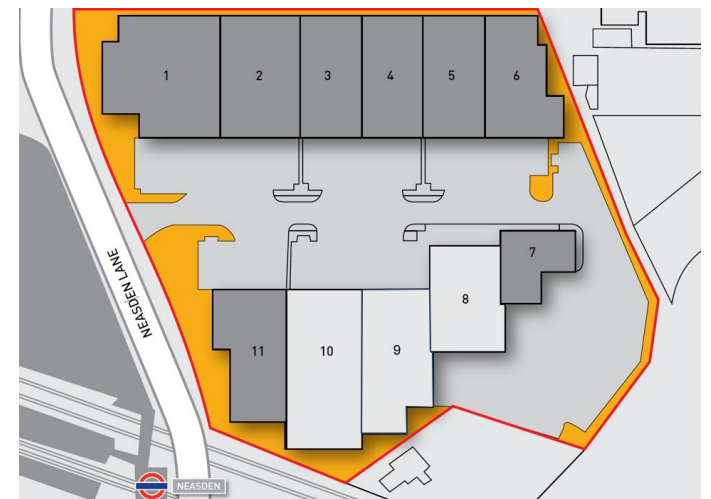
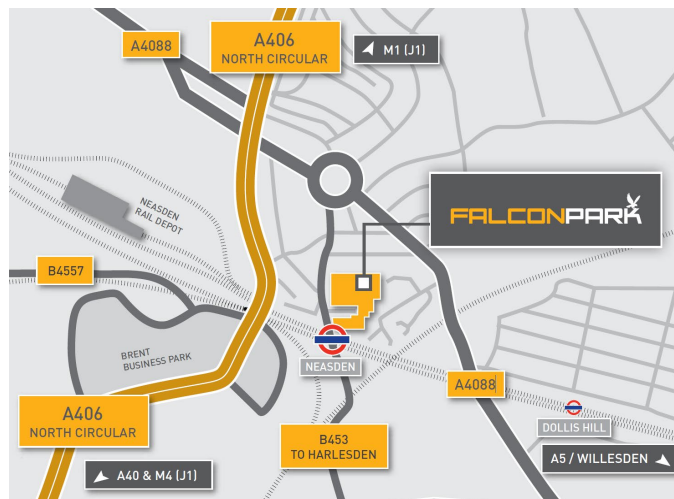
Each party to be responsible for their own legal costs.

VAT

VAT will be charged on the quoting terms.

EPC

Unit 8 – D (Expired) To be reassessed
Unit 9 – D (Expired) To be reassessed
Unit 10 – C



Contact

For further information, or to arrange a viewing, please contact Knight Frank or our joint agents.



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SUBJECT TO CONTRACT

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Particulars dated May 2024. Photographs dated May 2024.

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