

WAREHOUSE/INDUSTRIAL BUILDING ON SELF-CONTAINED SITE
WITH MOTOR TRADE CONSENT

8,745 SQ FT plus mezz of 2,159 SQ FT

TO LET

s|b|h

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37 Humber Road, Staples Corner, London, NW2 6EN

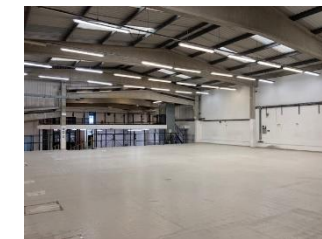
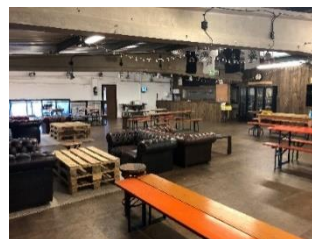
Location

Property situated on the south side of Humber Road, half a mile south of Staples Corner, the junction of the A5 and A406 North Circular Road which joins junction 1 of the M1 motorway and provides access north to the M25 motorway.

The A41, A14 and A1 are within easy reach via the A406 North Circular Road. Cricklewood overground station is within 1½ miles, which is on the Thames Link line providing regular services north to Luton and south to Sutton in Surrey via St Pancras Station.

The Property

The property is a largely single storey industrial warehouse building of portal frame construction on a self-contained site with forecourt parking and loading via a roller shutter door with a generous canopy. Internally, the building is arranged as split level warehouse industrial space with adjoining WCs and kitchen. There is an office at first floor accessed from the mezzanine floor. Externally there is parking for 7–8 cars and a loading bay. The building has recently been used as a brewery but would be suitable for other food/drink manufacturing uses. The property benefits from motor trade consent.



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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate gross internal floor areas:

Ground Floor :	8,203 sq ft
First Floor :	547 sq ft
Total :	8,750sq ft
Mezz Floor	2,159 sq ft
Loading Canopy :	446 sq ft

Amenities

- Self-contained site
- 6m eaves height
- Gas connection
- Lighting
- WC's
- 3 phase electricity
- Office space
- Kitchen

Lease

The property is available on a new full repairing and insuring lease for a term by negotiation.

Rent

£157,000 per annum exclusive

Business Rates

We have made an enquiry of the Valuation Office web-site where the property is listed as having a Rateable Value of £72,500.

Energy Performance Assessment Rating

37, Humber Road LONDON NW2 6EN	Energy rating D
Valid until 12 April 2025	Certificate number 9558-3052-0056-0600-7705

Legal Costs:

Each party to be responsible for their own legal cost in relation to this transaction.

Viewing/Further Information:

Strictly by appointment through joint agents sbh Page & Read:



BEN PATER

020 8342 2700
ben@sbhpageread.co.uk



CLIFF BONNETT

020 8342 2700
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sbh Page & Read conditions under which particulars are issued.

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