

# Warehouse / Industrial Unit



01895 813344  
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**TO LET**

**1,250 SQ FT  
(116 SQ M)**

**Unit A6 Connaught Business Centre  
Hyde Estate Road, Hendon, NW9 6JL**

**Key points:**

- Available now
- Recently refurbished
- 1 roller shutter door
- 2 allocated parking spaces
- 3 phase power
- Warehouse lighting
- WC facilities
- Proximity to Edgware Road (A5)
- Loading area



Rent available upon application.

**Contact Us:**

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# A6 Connaught Business Centre, Hendon

## Description

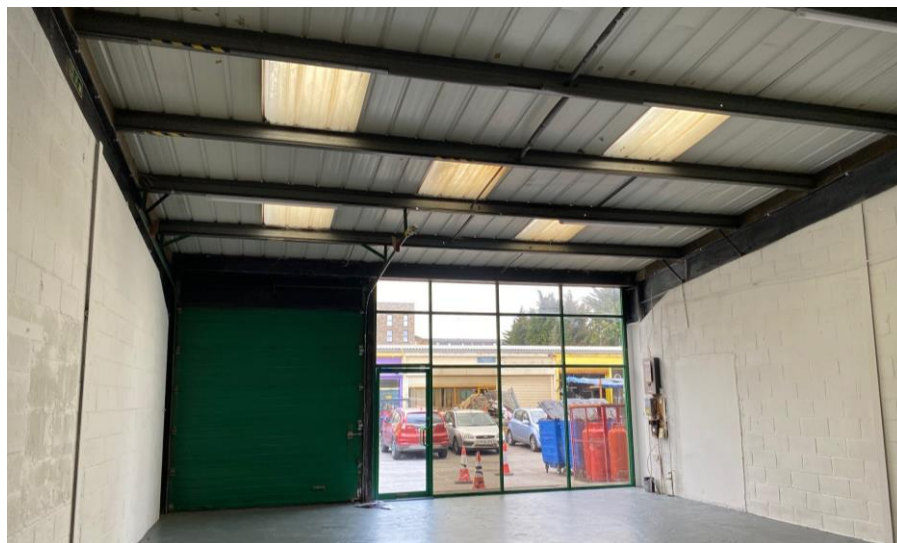
The premises comprises of a recently refurbished, mid-terrace industrial/warehouse unit of steel frame construction and steel-clad elevations.

The unit is comprised of an open plan warehouse with lighting, WC facilities and 1 roller shutter door.

## Location

Unit A6 is located on the well-established Connaught Business Centre on Hyde Estate Road, which is within close proximity of A5 Edgware Road, in turn providing easy access to the A406, A41 and M1 respectively.

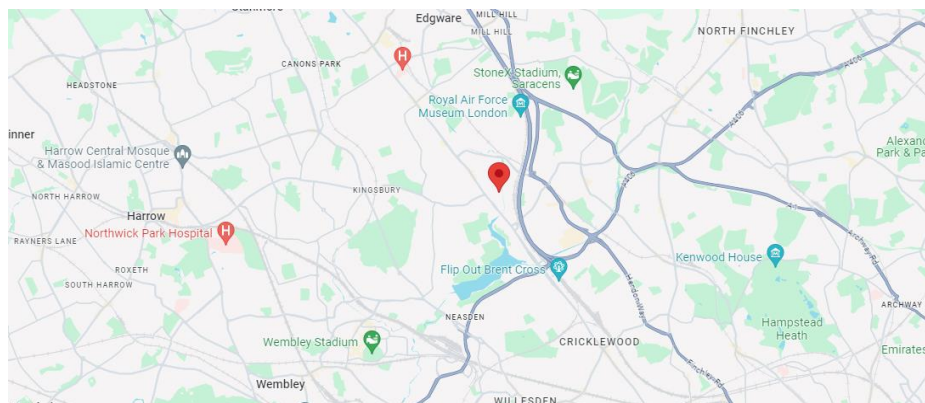
Hendon is well located for Central London and the national motorway network via the A406 and A40.



## Floor Areas

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Warehouse	1,250	116.12
<b>TOTAL</b>	<b>1,250</b>	<b>116.12</b>



## Energy Performance Rating

D - 84

## Business Rates

Interested parties are advised to make their own enquiries with the local council.

## VAT

All prices and other costs quoted exclusive of VAT.

## Rent

£25,000 per annum

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

### Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore St, London W1U 1FF. April 2024.

### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.