



## Unit 15 Artesian Industrial Estate

Brentfield Road, London, NW10 8RW

### Light industrial unit - flexible lease terms available

**869 sq ft**  
(80.73 sq m)

- Accessible 24 hrs. a day, 7 days a week
- On site parking, CCTV and a gated entrance.
- Well connected via public transport
- Close proximity to North Circular, A404 and A40.
- Shutter access

# Unit 15 Artesian Industrial Estate, Brentfield Road, London, NW10 8RW

## Summary

Available Size	869 sq ft
Rent	£27.00 per sq ft
Rates Payable	£7,808 per annum
Rateable Value	£15,250
VAT	Applicable
EPC Rating	D

## Description

This secure and well-maintained light-industrial estate is located in Stonebridge, NW10 and provides an industrial units ranging from 869 sqft to 1,948 sqft. The estate is accessible 24 hours a day, 7 days a week and has the benefit of on-site parking, CCTV and a gated entrance.

## Location

The estate is less than 1 mile north of Park Royal, the largest business park in London, and benefits from proximity to the North Circular, A404 and A40 providing fantastic connections to the rest of London. The estate is also well connected via public transport with the nearby Harlesden Station being served by both London Overground and Underground Bakerloo lines.

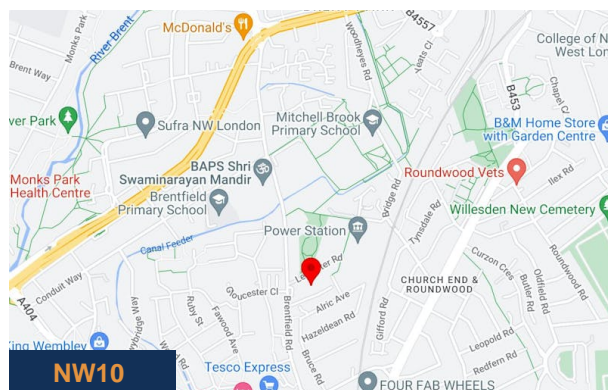
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	869	80.73	Available
<b>Total</b>	<b>869</b>	<b>80.73</b>	

## Terms

The units are available by way of new lease for a term to be arranged. Flexible leases are available.



## Viewing & Further Information



### George Moriarty

020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk



### Lily O'Donnell

020 8429 9009 | 07522 700508  
lily@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/04/2024