



## Unit 7

Artesian Industrial Estate, London, NW10 8RW

### Refurbished light industrial unit located in Park Royal

**973 sq ft**

(90.39 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.
- Roller shutter access.

# Unit 7, Artesian Industrial Estate, London, NW10 8RW

## Summary

Available Size	973 sq ft
Rent	£27 per sq ft
Rates Payable	£10,647 per annum
Rateable Value	£19,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	973	90.39	Available
<b>Total</b>	<b>973</b>	<b>90.39</b>	

## Description

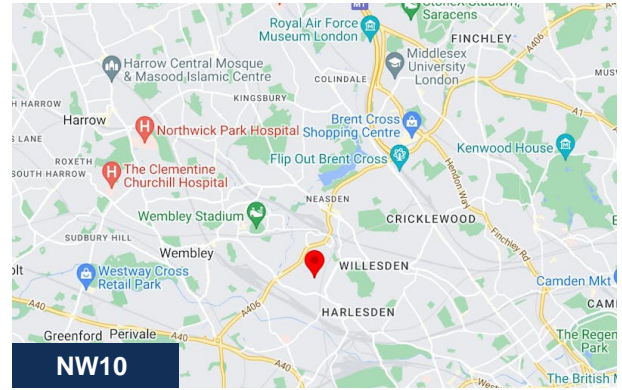
The unit is located in a secure and well-maintained light-industrial estate which is accessible 24 hours a day, 7 days a week and has the benefit of on-site parking, CCTV and a gated entrance. The unit has been recently refurbished throughout, 1x roller shutters, W/Cs and parking is accessible in the estate.

## 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.

## Terms

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



## Viewing & Further Information



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