



MODERN WAREHOUSE/INDUSTRIAL UNIT

UNIT 14

Capitol Industrial Park, NW9 0EQ

Warehouse TO LET

2,336 sq ft
(217.02 sq m)

- Electric Roller Shutter Loading Door
- 3-Phase Power Supply (100amp per Phase)
- Gas Supply
- Fire, Smoke & Security Alarms

Unit 14, Capitol Industrial Park, London, NW9 0EQ

Summary

Available Size	2,336 sq ft
Rent	£60,000 per annum (£25.68 per sq. ft.)
Rates Payable	£19,246.50 per annum
Rateable Value	£35,250
Service Charge	£3,067 per annum Building Insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,000 per annum
EPC Rating	E

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse/Industrial	2,336	217.02	Available
Total	2,336	217.02	

Description

The premises comprise an end of terrace Warehouse/Industrial building in open plan with an eaves height of approximately 23'6" from the sides of the building to 25'6" to the apex of the roof.

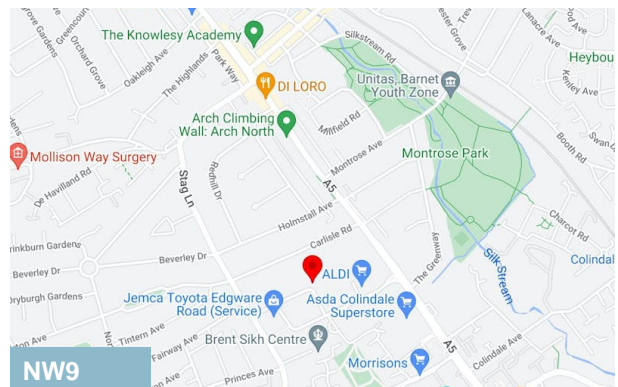
Within the ground floor area is a partitioned kitchen area of 235 sq. ft. plus a storeroom of 64 sq. ft. producing a total ancillary area of 299 sq. ft.

The premises have a Male and Female WC's/Washroom.

Amenities include; Electric powered steel roller shutter loading door, 3-Phase Power Supply with 100amps per Phase, Gas Supply, LED Lighting, Fire, Smoke and Security Alarms, Concrete Floor and six allocated car parking spaces.

Location

The premises are situated at the end of a modern industrial estate in Capitol Way in Colindale located between the A5 Edgware Road to the east and Stag Lane to the west. The colindale shopping area is located close by with retailers such as ASDA Super Store, M & S Foodstore and Starbucks Coffee Shop. Colindale (Northern Line) Underground Station is located close by in Colindale Avenue.



Viewing & Further Information



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