



WAREHOUSE TO LET | 2,336 SQ FT
UNIT 14, CAPITOL INDUSTRIAL PARK, LONDON, NW9 0EQ

MODERN WAREHOUSE/INDUSTRIAL UNIT

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



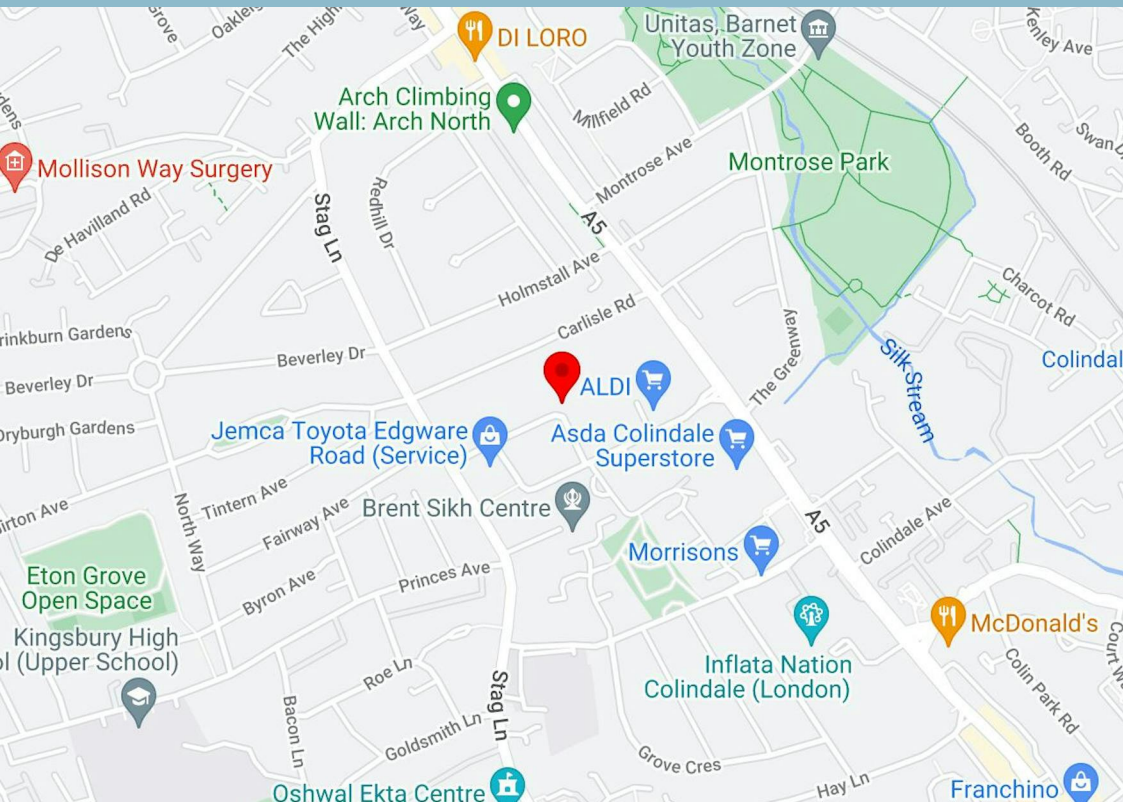
DESCRIPTION

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.



AVAILABILITY

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

RENT

£55,000 per annum (£23.54 per sq. ft.)

RATES & CHARGES

Service charge: £3,067 per annum Building Insurance

Estate charge: £2,000 per annum

Rates payable: £19,246.50 per annum

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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