

# MODERN WAREHOUSE UNIT

4,337 sq ft  
To Let



- Newly refurbished industrial/warehouse unit
- Open plan throughout
- Electric roller shutter door
- A short drive from Brent Cross Shopping Centre
- Dedicated loading bay
- Concrete floor
- 3 Phase power
- A few minutes to junction 1 of the M1 Motorway and North Circular Road (A406)

10A Atlas Business Centre,  
Oxgate Lane, Staples Corner NW2 7HJ

 **DUTCH & DUTCH**  
PROPERTY ADVISERS & PROPERTY MANAGEMENT

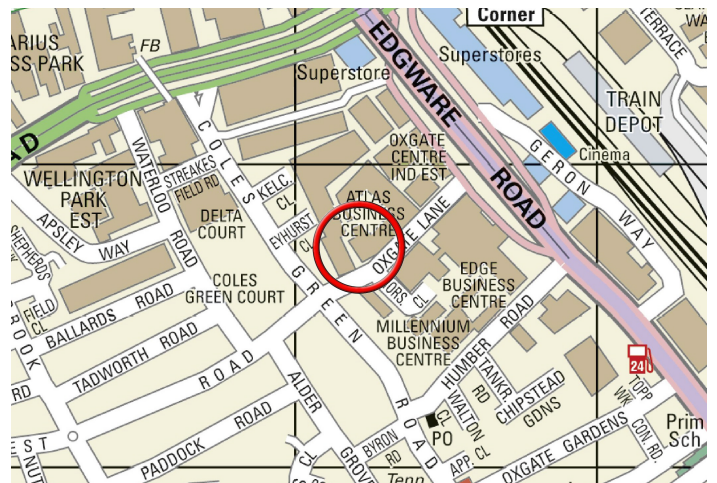
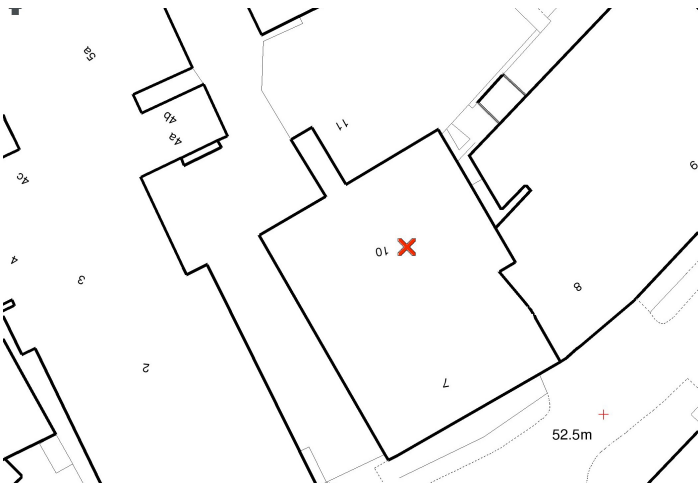
174 West End Lane, West Hampstead, London, NW6 1SW  
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A newly refurbished warehouse/industrial unit. The unit is open plan and benefits from an electric roller shutter door with loading bay, concrete floor, 4.1m eaves height, 3 phase power, disabled WC and a kitchenette.

Externally the gated estate is well maintained with a dedicated caretaker, CCTV, 24/7 access.

Additional parking is available by separate negotiation.



## LOCATION

Situated just off the A5, only half a mile from junction 1 of the M1 motorway & North Circular Road (A406) providing easy access to the A40 and the A41 leading into central London and to the North. Hendon Railway station, Brent Cross underground station (Northern Line) and Cricklewood Railway station are all only a mile away.

## TERMS

UNIT 10A (4,337 sq ft)  
£55,695 per annum exclusive

A new Internal Repairing and Insuring lease to be granted for a term by arrangement.

## BUSINESS RATES

Interested parties are advised to contact the London Borough of Brent to obtain this figure.

## VAT

All prices are subject to VAT.

## SERVICE CHARGE

£2.16 psf (approx).

## EPC

An EPC is available upon request.

## VIEWINGS

All viewings are to be arranged through our office, please contact:

Zach Forest  
020 7443 9867 / 07890 209 397  
[zach@dutchanddutch.com](mailto:zach@dutchanddutch.com)

