

GROUND FLOOR STORAGE & OFFICE

2,524 Sq. Ft. (234.47 Sq. M.) Approx.
To Let



- Shared Loading Area
- Electric Roller Shutter Loading Door
- 2 Car Parking Spaces
- 3-Phase Power Supply

Unit 22 Capitol Park Capitol Way,
London NW9 0EQ

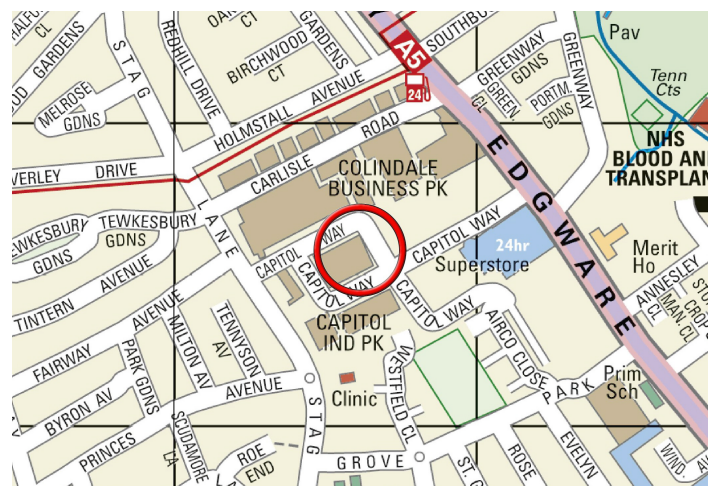
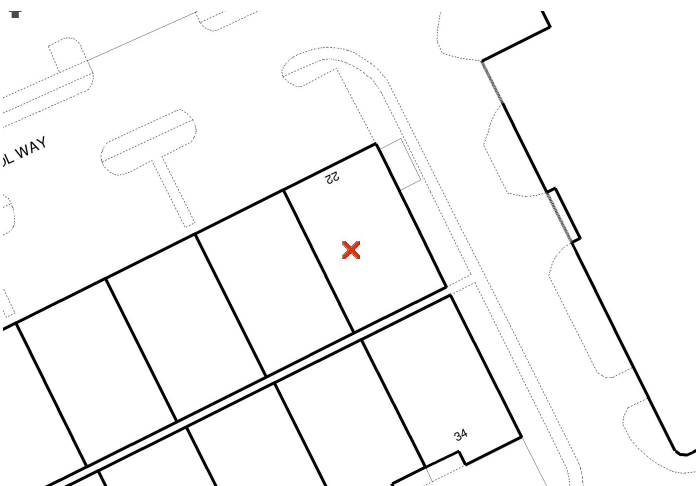
 **DUTCH & DUTCH**
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com



The premises comprise of a ground floor Storage/Warehouse area having an approximate ceiling height of 9ft. (2.74m).with an adjoining office.

The loading bay with the electric roller shutter loading door is shared with the occupiers of the first floor offices and the mezzanine floor of the building as well as the two WC's/Washrooms on the ground floor.



LOCATION

The premises are situated on a modern industrial estate on the Capitol Industrial Park which is located just off Capitol Way leading to Stag Lane and Kingsbury to the west and the A5 Edgware Road and Colindale to the east.

TERMS

A new Sub-Lease is to be granted subject to Superior Landlords Consent for a term expiring in 2025.

VAT

We are informed by the Vendors that the rent is subject to VAT

POSSESSION

Immediate on completion of legal formalities.

BUSINESS RATES

To be assessed.

EPC

EPC Rating: E (126-150) 113

VIEWING

Strictly by appointment with Vendors Sole Agents;

Dutch & Dutch: (020) 7794 7788

