

TO LET



UNIT 3
EDGWARE ROAD
LONDON
NW2 6GP

PRIME COMMERCIAL UNIT

- 2,130 sq ft
- £20 psf
- Prominent location
- Good transport links

LOCATION

Located on the mixed-use development of Fellows Square, Cricklewood.

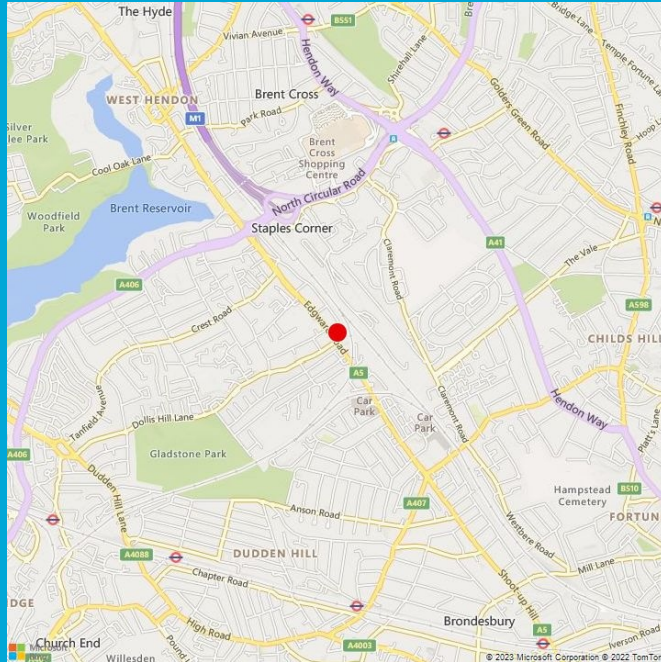
Within half a mile of Cricklewood centre with many restaurants, retailers, and offices. The property also benefits from good communications being within a mile of Cricklewood Train Station and being minutes from junction 1 of the M1 Motorway.

DESCRIPTION

A development of 230 residential units and 5 commercial units. Two units already let to a resident's gym and creche use respectively.

Three commercial units remaining to let. All prominent premises fronting Edgware Road and would potentially suit office and retail uses alike. All vacant units are ready for an occupier to conduct a fit out and will be handed over in shell and core condition.

Subject to Contract - Updated February 2023.



ACCOMMODATION

Unit 3 comprises of 2,130 sq ft of ground-floor accommodation that would suit a number of different occupiers.

Ground Floor

2,130 Sq Ft

TERMS

Available on a new lease by negotiation.

LEGAL COSTS

Each party to bear their own professional costs.

EPC

C 68

VIEWINGS



Connor Harrington

07590 019783

ch@jaggardmacland.co.uk

Important Notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Subject to Contract.

