



MODERN BUSINESS UNIT ON A SECURE GATED ESTATE

4 WELLESLEY COURT

Apsley Way, Staples Corner, NW2 7HF

Industrial
TO LET

2,354 sq ft
(218.69 sq m)

- 4 parking spaces
- 3-phase power
- Partitioned first floor offices
- Recently decorated throughout
- Landlords to install new carpets in the first floor offices
- Gas central heating
- Suitable for a wide range of uses

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Summary

Available Size	2,354 sq ft
Rent	£49,500 per annum
Rates Payable	£8.32 per sq ft Estimated Business Rates
Rateable Value	£38,250
Service Charge	To be confirmed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The premises comprise a modern brick built business unit equally divided over ground and first floors. The ground floor is accessed via a pedestrian entrance and double loading doors directly into the mainly open plan warehouse with the benefit of a kitchenette and additional store room.

The first floor is arranged as a collection of partitioned offices / meeting rooms which have recently been re-decorated and will benefit from new carpets. The offices all benefit from gas central heating, suspended ceilings with strip lighting, perimeter trunking and good natural light.

Location

The property is situated on a secured modern Business Park in Apsley Way which is located just off the A406 North Circular Road and Waterloo Road, close to the Staples Corner interchange with the A5 Edgware Road and Junction 1 of the M1 Motorway.

Accommodation

The accommodation comprises the following areas:

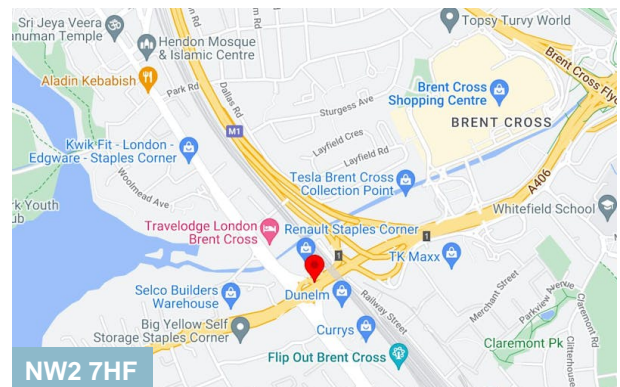
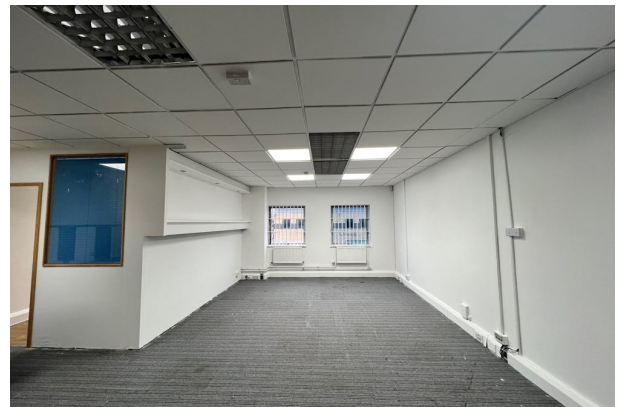
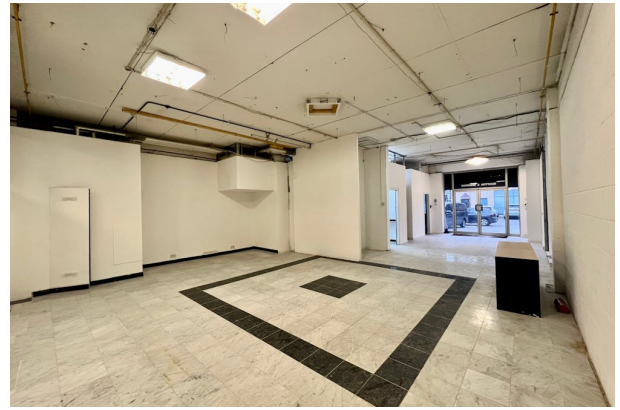
Name	sq ft	sq m	Availability
Ground	1,177	109.35	Available
1st	1,177	109.35	Available
Total	2,354	218.70	

Viewings

Via arrangement with the sole agents Dutch & Dutch.

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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