



Modern Industrial/Warehouse Property

UNIT 13

Capitol Industrial Park, NW9 0EQ

Warehouse TO LET

4,062 sq ft
(377.37 sq m)

- Situated on a Modern Industrial Estate in Colindale
- 3-Phase Power Supply
- 6 Allocated Car Parking Spaces Fronting the Unit

Unit 13, Capitol Industrial Park, London, NW9 0EQ

Summary

Available Size	4,062 sq ft
Rent	£65,000.00 per annum (£16.00 per sq. ft.)
Rates Payable	£17,664 per annum
Rateable Value	£34,500
Service Charge	£1,600 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,900 per annum (£0.46 per sq. ft.)
EPC Rating	E

Description

The premises comprise a mid-terrace Warehouse/Industrial/Office property having a total ground floor area of 2,356 sq. ft. approx., plus mezzanine storage and kitchen of 1,706 sq. ft. approx., providing a total building area of 4,062 sq. ft. (377.35 sq. m.) approx. The ground floor Warehouse/Industrial area has an eaves height to the mezzanine area of 10'6" and is divided to form an open plan area plus a reception with a separate pedestrian entrance, with an adjoining WC/Washroom. The mezzanine floor is mainly for storage with a spray booth area and a separate paint store cupboard. There is also a partitioned office and kitchen area. The height from the mezzanine floor to the roof is between 13' to 14'6".

The ground floor area has a steel folding loading door having a width of 13'3" and a height of 16'3" and there are 6 forecourt car parking spaces that come with the unit.

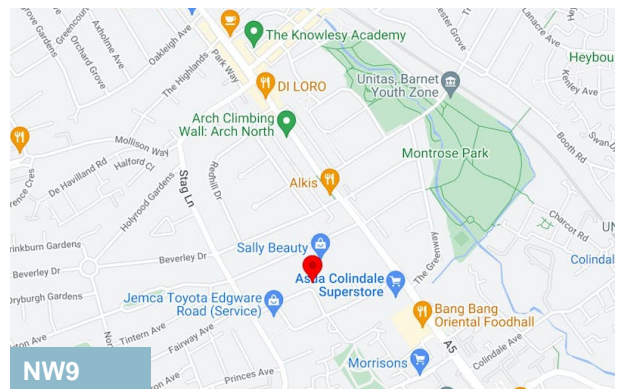
Location

The premises are situated on a modern Industrial Estate in Capitol Way in Colindale located between the A5 Edgware Road to the east and Stag Lane to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,356	218.88	Available
Mezzanine - Storage & Kitchen	1,706	158.49	Available
Total	4,062	377.37	



Viewing & Further Information



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