



## REFURBISHED MODERN BUSINESS UNIT ON A GATED ESTATE

### 3 WELLESLEY COURT

Apsley Way, Staples Corner, NW2 7HF

### Industrial TO LET

**2,136 sq ft**  
(198.44 sq m)

- Parking (2-4 cars)
- External electric shutter and internal manual shutter for extra security
- 3 phase power
- Refurbished to a high standard throughout
- Male & Female w/c's
- Secure gated estate off Apsley Way
- Ideal for a wide range of businesses
- LED lighting
- First floor offices and Kitchen

# 3 Wellesley Court, Apsley Way, Staples Corner, NW2 7HF

## Summary

<b>Available Size</b>	2,136 sq ft
<b>Rent</b>	£55,000 per annum
<b>Rates Payable</b>	£18,560 per annum
<b>Rateable Value</b>	£36,250
<b>Service Charge</b>	To be confirmed.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 roller shutter directly into the open plan warehouse. The warehouse has 2 x w/c's, great natural light, LED lighting, new flooring and has just been decorated.

The first floor is arranged over two large and bright rooms with a large kitchen. The space has just been redecorated and benefits from new carpets and gas central heating.

## 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	1,063	98.76	Available
1st	1,073	99.68	Available
<b>Total</b>	<b>2,136</b>	<b>198.44</b>	

## 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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