

TO LET

36,253 sq ft

3,368.01 sq m

717A, North Circular Road,
London, NW2 7AH

Prominent industrial unit fronting the North Circular Road with ability to
secure yard

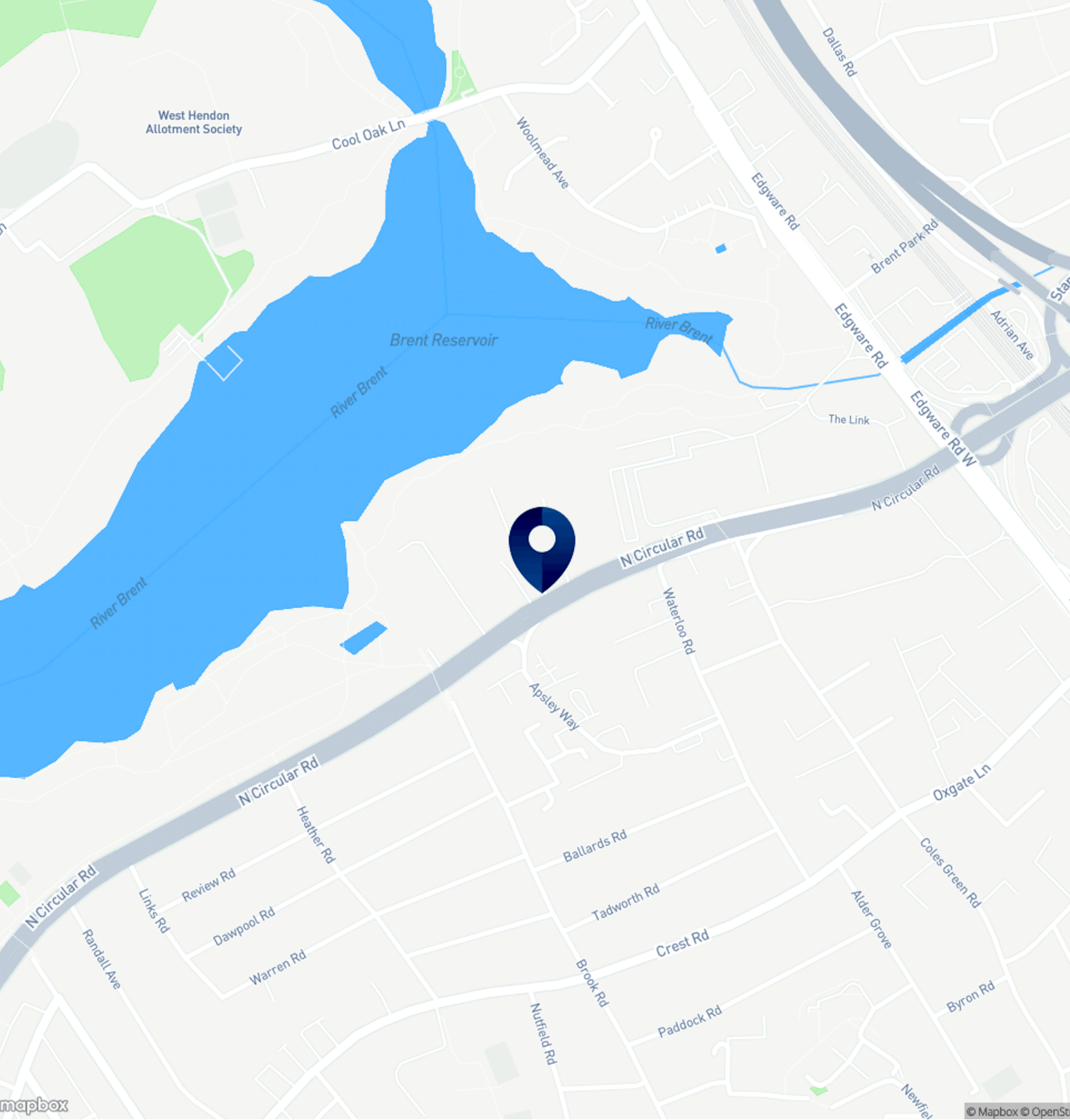


DTRE

Summary

- Prominent location fronting the A406 North Circular Road
- Minimum eaves height of 8m
- 2 ground level loading doors
- Dedicated car parking for up to 25 cars
- Ability to secure the yard
- Goods lift with 1,000 kg loading capacity
- Mezzanine floor with 5KN/sq m loading capacity





Location

The unit sits within an excellent location in North West London and benefits from direct access to the A406 North Circular Road. It is well positioned to access and service North, North West, West and Central London and has good access to several arterial routes including the M1, A41 and A40.



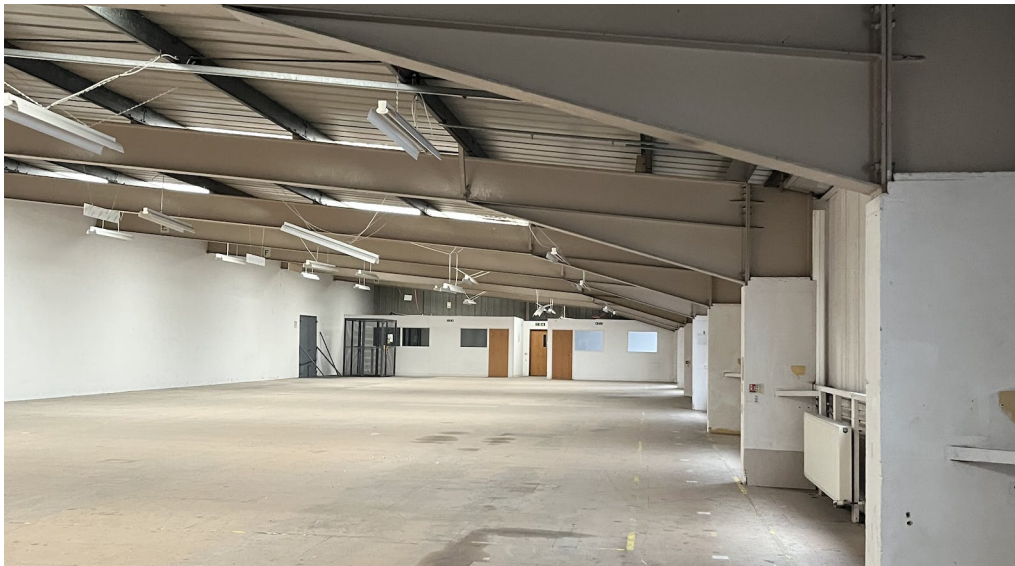
Photography



aerial.PNG



aerial 4.PNG



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Details

At a glance

Available Size	36,253 sq ft
Rates Payable	£6 per sq ft
Rateable Value	£220,000
Service Charge	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

Further Information

- [View website](#)

Description

The unit occupies a site of approximately 0.88 acres fronting the A406 North Circular Road. Unit 717A benefits from a minimum eaves height of 8m rising to 10m, and and goods lift with 1,000 loading capacity. The unit benefits from two ground level loading doors and a dedicated yard to the rear in addition to the front yard with up to 25 allocated parking spaces.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Warehouse	21,900	2,034.58	Available
1st - First Floor Office	2,180	202.53	Available
2nd - Second Floor Offices	2,611	242.57	Available
Mezzanine	9,562	888.34	Available
Total	36,253	3,368.02	



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Accommodation

The accommodation comprises of the



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