



Unit 1 Wellington Park Industrial Estate

Waterloo Road, Staples Corner, NW2 7JW

Light Industrial / Storage Unit

2,365 sq ft

(219.72 sq m)

- Min height of 3.7m rising 5.6m
- Chain loading door with secondary concertina door
- Allocated and communal parking
- Power & gas
- Fluorescent strip lighting
- Concrete floor
- WC's & kitchennette
- Security bars to windows
- First floor offices with A/C

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Summary

Available Size	2,365 sq ft
Rent	£47,300 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Approx. £327 per annum.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Location

The Wellington Park Industrial Estate is situated just on Waterloo Road which is access via the A406, only half a mile from junction 1 of the M1 motorway and provides easy access to the A40 and the A41 leading into central London. Hendon Railway station, Brent Cross underground station (northern Line), and Cricklewood Railway station, are all only a mile away. There are also various bus routes servicing the area.

Description

An end terraced steel portal framed light industrial/storage unit with part brick, part profile sheet metal clad elevations to a mono-pitched roof. The warehouse area benefits from a clear open-plan layout with access available via a manual roller shutter door serviced by a dedicated loading bay. Ancillary ground and first floor offices are situated to the front of the unit, with allocated parking marked externally. The estate also benefits from further communal parking.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

The accommodation comprises of the following on a GIA basis.

Description	sq ft	sq m
Ground Floor Warehouse	2,175	202.06
Ground Floor Office	190	17.65
TOTAL	2,365	219.72
First Floor Offices	402	37.35

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Viewings

Viewings through Joint Sole agents:

Last & Mazin

Ralph Last - 020 7763 7763



Viewing & Further Information



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