



### UNIT A, 964 NORTH CIRCULAR ROAD, NW2 7JR

## DESCRIPTION

Unit A is a modern industrial/warehouse property of a steel portal frame construction, which is to be fully refurbished throughout. Offices are at first floor level.

Externally there is a forecourt and private parking.

## SPECIFICATION

Salient specification details as follows:

- To be fully refurbished
- Three phase power
- 2 surface level loading doors
- 8 car parking spaces

## ACCOMMODATION

The unit comprises of the following:

Ground Floor Warehouse	4,688 sq ft
Undercroft and Trade Counter	3,262 sq ft
First Floor Offices	3,262 sq ft
Basement	3,163 sq ft
Total	14,375 sq ft

Approximate Gross Internal Areas

## TERMS

The property is available on a freehold basis or alternatively by way of a new Full Repairing and Insuring lease for a term and rent to be agreed.

## EPC

To be confirmed.

# UNIT A, 964 NORTH CIRCULAR ROAD

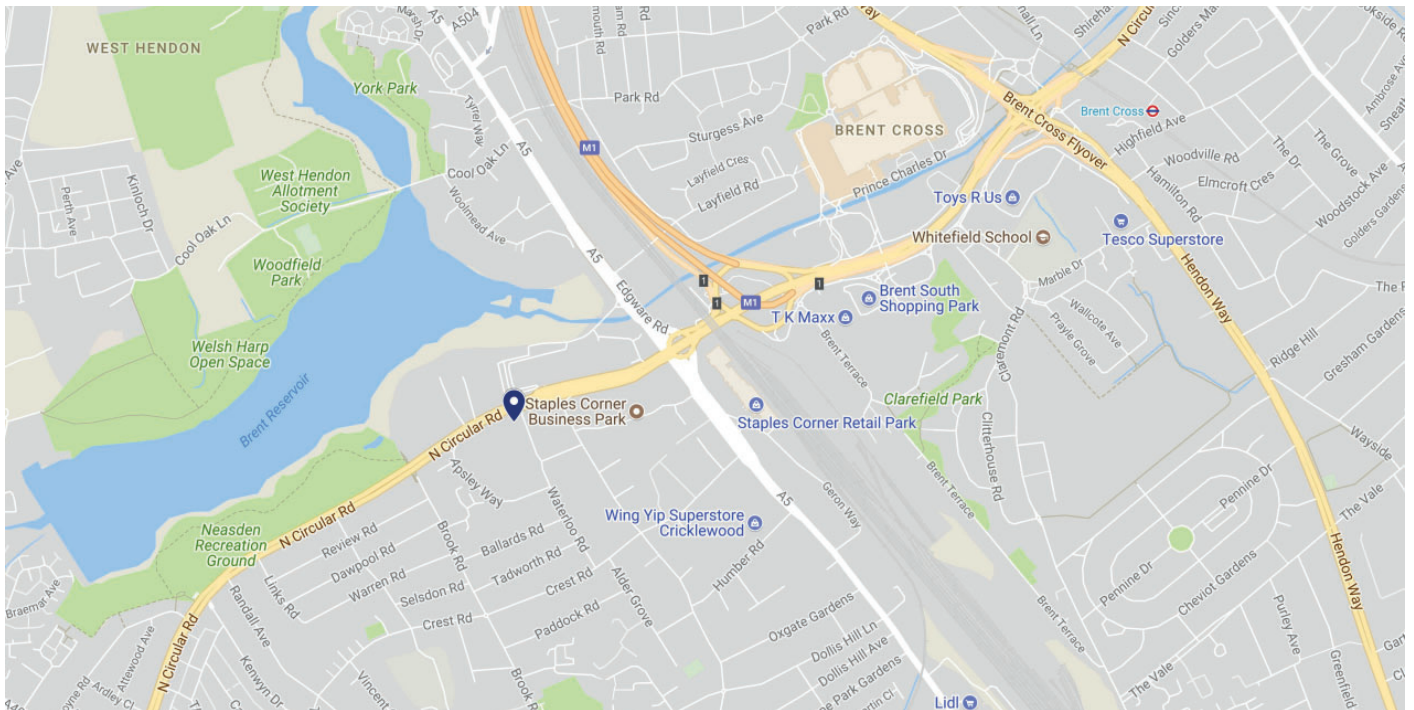
## LOCATION

The estate fronts and has access to the slip road of the North Circular Road (A406). The M1 (J1) is located approximately 0.5 miles away. The estate is served by Hendon Station situated approximately 1.2 miles to the north. Bus stops are located outside the estate providing transport towards Edgware and Brent Cross.

North Circular Road (A406)	50 metres
A5	0.4 miles
M1 (J1)	0.5 miles
Hendon Station	1.2 miles
Brent Cross Underground	1.3 miles
Central London	7.1 miles

## NEARBY OCCUPIERS

Vitabiotics, DX Depot, Big Yellow Self Storage, Atlantic Electrics, Flooring Centre, Travis Perkins, Toolstation.



## DTRE

For further information or to arrange an inspection please contact the sole agents DTRE:

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