



AVAILABLE TO LET

## Unit 2, 24 Carlisle Road, Colindale

24 Carlisle Road, Colindale, London, UK NW9 0HL

B2 Car Repair Workshop & Showroom plus Storage, Offices & Rear Yard

# B2 Car Repair Workshop & Showroom plus Storage, Offices & Rear Yard

The property comprise a car showroom with car repair workshop at the rear with first floor offices and storage and a self-contained rear yard of 8,500 sq. ft. approx., The premises comprise a front showroom area of 2,376 sq. ft., with gas central heating, ceramic tiled floor, suspended ceiling with spot fluorescent lighting and WC/washroom, with forecourt parking for 6 cars. Communicating at the rear is an open plan workshop area without supporting pillars of 12,750 sq. ft., providing a total ground floor area of 15,126 sq. ft. There are first floor offices and storage totalling 3,174 sq. ft., with 3 WC's/washrooms. Situated at the rear is an open yard of approximately 8,500 sq. ft., with side access roadway shared with the adjoining building.

Rent	£230,000 per annum
Est. rates payable	£52,258 per annum
Rateable value	£106,000
Building type	Industrial
Planning class	B2
Size	18,300 Sq ft
Lease details	The premises are available on a new Full Repairing & Insuring basis for a term by arrangement.
EPC category	D

Marketed by: Dutch & Dutch

For more information please visit:  
<http://example.org/m/45023-unit-2-24-carlisle-road-colindale-24-carlisle-road>



Car Showroom with Car Repair Workshop at Rear

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First Floor Offices and Storage

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Rear Yard of 8,500 sq. ft. approx., with side access roadway

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Gas Blow Heating in Workshop

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Gas Central Heating in First Floor Offices

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Forecourt Parking for 6 Cars

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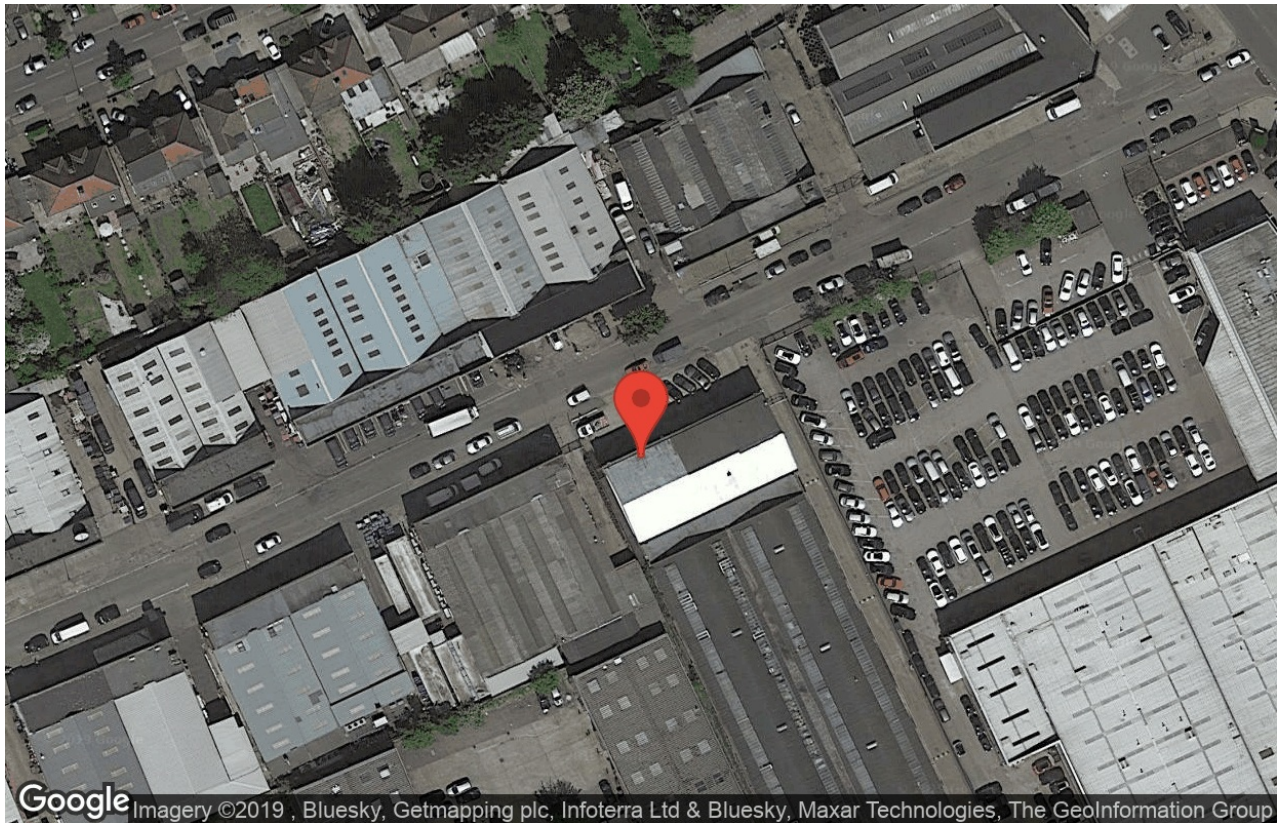
Suspended Ceilings with Spot Lighting

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Ceramic Tiled Floor in Showroom



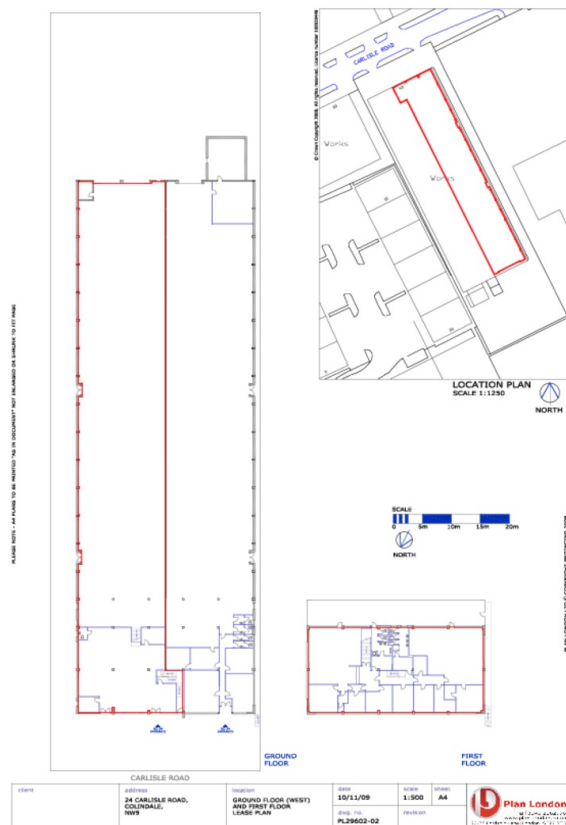
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Data provided by Google

# Units & availability

Unit	Size sq ft	Planning usage	Status
Ground Floor Showroom & Workshop	15,126	B2	Available
First Floor Offices & Storage	3,174		Available
Rear Yard	8,500		Available
<b>Total</b>	<b>26,800</b>		



**Floors & availability**

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Ground Floor Showroom & Workshop	15,126	B2	Available
First Floor Offices & Storage	3,174		Available
Rear Yard	8,500		Available
<b>Total</b>	<b>26,800</b>		

**Location overview**

The premises are situated at the eastern end of Carlisle Road located on the southern side of the thoroughfare close to the junction with the A5 Edgware Road at Colindale within close proximity to the M1 motorway and the A406 north Circular Road and Colindale (Northern Line) underground station

**Airports**

London Heathrow 11.8m, London City 15.1m, London Luton 19.8m

**National rail**

Mill Hill Broadway 1.4m, Hendon 1.5m, Kenton 2.5m

**Tube**

Burnt Oak 0.5m, Colindale 0.6m, Queensbury 1.0m

**Estimated rates**

£52,258.00 per annum

**Viewings**

Strictly by prior appointment with Landlords Joint Sole Agents;  
Robert Reiff of Dutch & Dutch (201) 7794 7788 &  
Roy Somerston of Robinson Somerston (020) 317 1580

**Legal costs**

Each party to be responsible for their own legal costs on a letting.

**Planning class**

B2

**Lease summary**

The premises are available on a new Full Repairing & Insuring basis for a term by arrangement.

Notes:

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Dutch & Dutch



**Robert Reiff**

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Dutch & Dutch



**Peter Wilson**

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Quote reference: Unit 2, 24 Carlisle Road

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.