



AVAILABLE TO LET

Unit 1, 24 Carlisle Road, Colindale

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

Warehouse/Showroom/Office Premises with Forecourt Parking

Warehouse/Showroom/Office Premises with Forecourt Parking

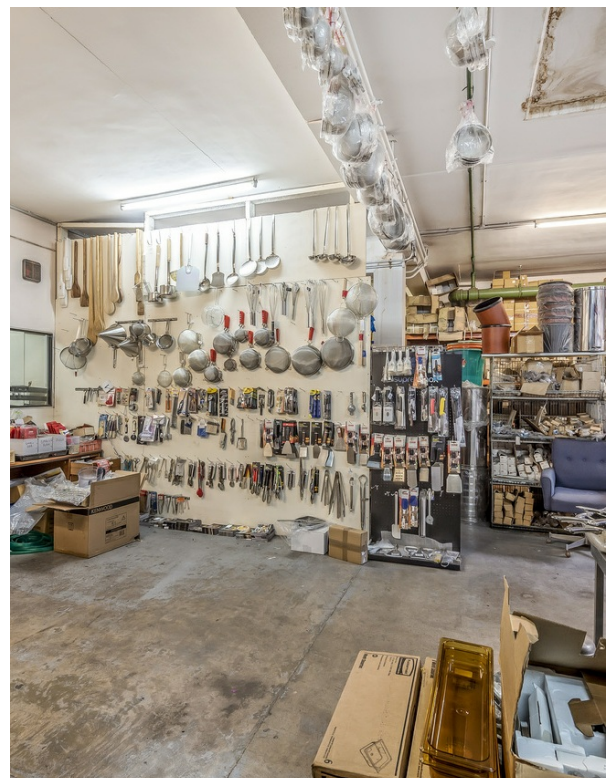
The building comprises a front ground floor showroom with a reception area and three partitioned offices plus a Kitchen and 2 WC's/Washrooms having an area of 1,757 sq. ft. approx., leading onto a single storey warehouse area of 13,221 sq. ft. approx., with a pitched roof with skylights having a height of 19ft. approx. Loading is at the rear of the warehouse via a steel sliding loading door - (Width = 13ft. - Height = 13ft.), accessed from the yard at the rear via a side entrance roadway. Amenities include; Gas Blow Heating in Warehouse area as well as 2 WC's/Washrooms, Concrete Floor and Fluorescent Lighting. Gas Central Heating in Offices with suspended ceilings with fluorescent lighting and Terrazzo Tiled Flooring. The premises have additional self-contained first floor offices of 1,188 sq. ft. approx., divided into three rooms situated at the front of the building and accessed via an external steel staircase located at the right hand side of the property.

Rent	£200,000 per annum
Est. rates payable	£40,919 per annum
Rateable value	£83,000
Building type	Industrial
Planning class	B8
Size	17,306 Sq ft
VAT charges	We are informed by the Landlords that VAT is to be added to the rent on the property.
Lease details	A new Full Repairing & Insuring Lease will be granted for a term by arrangement.
EPC category	D

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/45077-unit-1-24-carlisle-road-colindale-24-carlisle-road>



Gas Blow Heating to Warehouse Area

Gas Central Heating to Ground Floor Offices

Kitchen Area

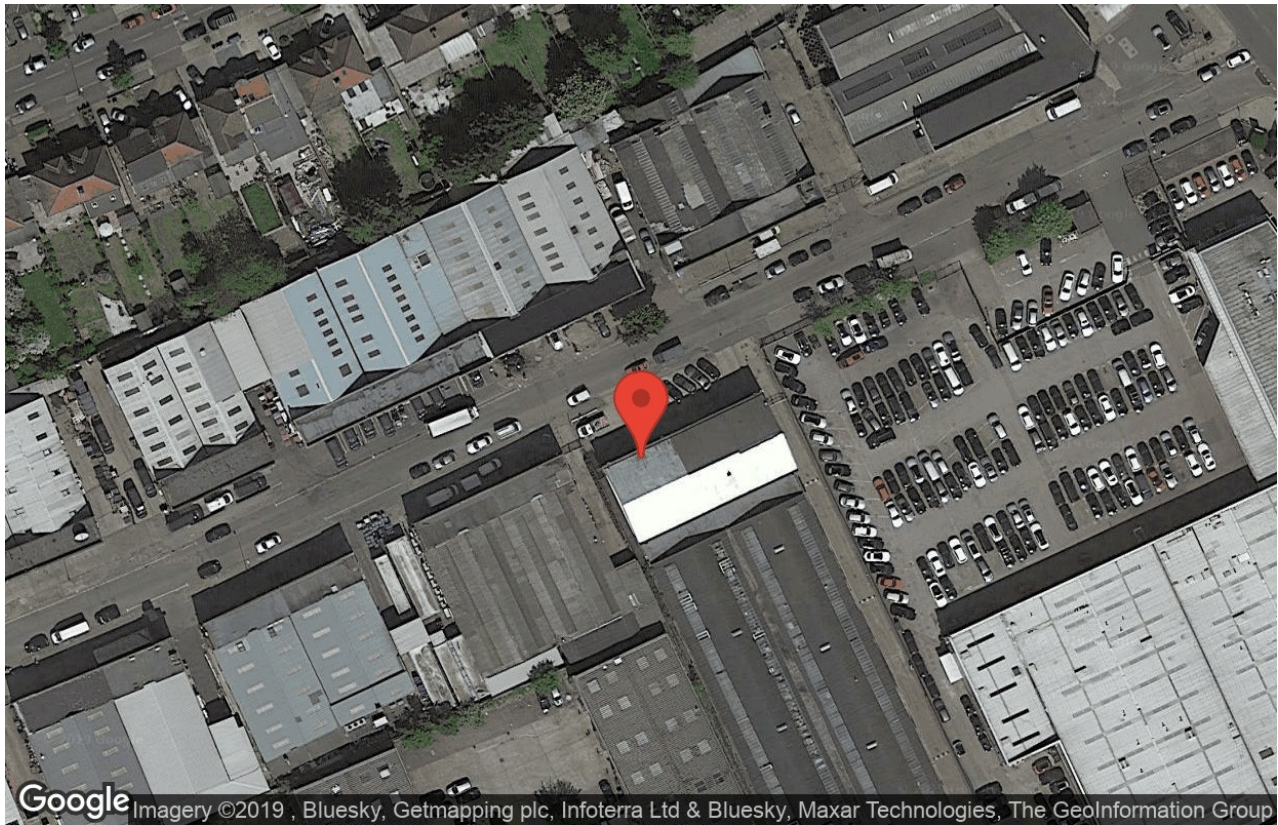
2 WC's/Washrooms in Ground Floor Offices and 2
WC;s/Washrooms in Warehouse Area

Sliding Steel Loading Door at Rear of Warehouse - (Width =
13ft. - Height = 13ft.)

Warehouse Height = 19ft. approx.



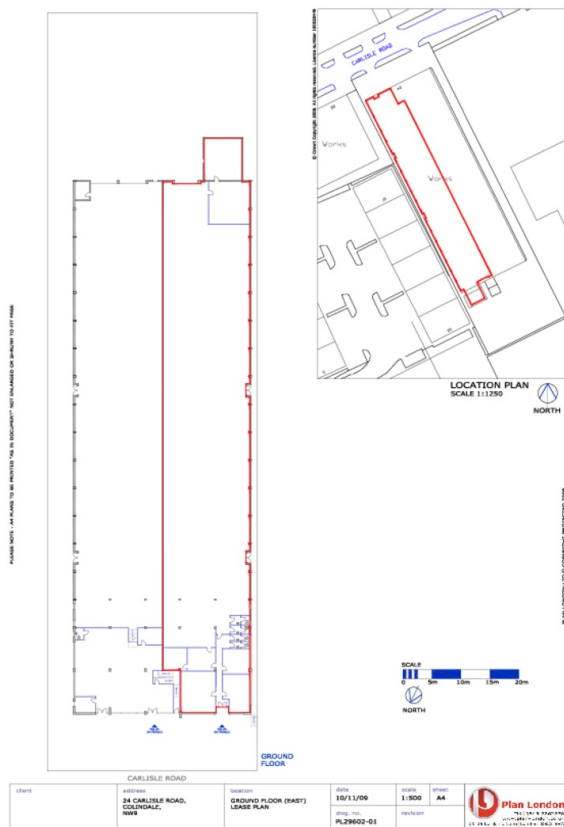
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Data provided by Google

Units & availability

Unit	Size sq ft	Rates psf	Total pa	Status
Ground Floor Warehouse & Offices	14,978	£2.73	£40,919.00	Available
Mezzanine Floor at Rear of Warehouse	1,140			Available
First Floor Offices with External Access	1,188			Available
Total	17,306		£40,919.00	



Floors & availability

Unit	Size sq ft	Rates psf	Total pa	Status
Ground Floor Warehouse & Offices	14,978	£2.73	£40,919.00	Available
Mezzanine Floor at Rear of Warehouse	1,140			Available
First Floor Offices with External Access	1,188			Available
Total	17,306		£40,919.00	

Location overview

The premises is 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

£40,919.00 per annum

Viewings

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

Legal costs

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

VAT

We are informed by the Landlords that VAT is to be added to the rent on the property.

Planning class

B8

Lease summary

A new Full Repairing & Insuring Lease will be granted for a term by arrangement.

Notes:



☎ 020 7794 7788
✉ info@dutchanddutch.com

Dutch & Dutch



Robert Reiff

☎ 020 7443 9868
☎ 07775 605 555
✉ robert@dutchanddutch.com

Dutch & Dutch



Peter Wilson

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Quote reference: Unit 1, 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.