



TO LET
DISTRIBUTION
WAREHOUSE
100,000 SQ FT
(9,290 SQ M)

Flexible lease available

Priestley Way, Staples Corner, London NW2 7BA
innerorbital.co.uk

JVCKENWOOD



Inner Orbital is a 100,000 sq ft industrial/distribution warehouse located at Junction 1 of the M1.

The building benefits from an extensive yard area, eaves heights of 11m+ and will shortly undergo a full refurbishment.

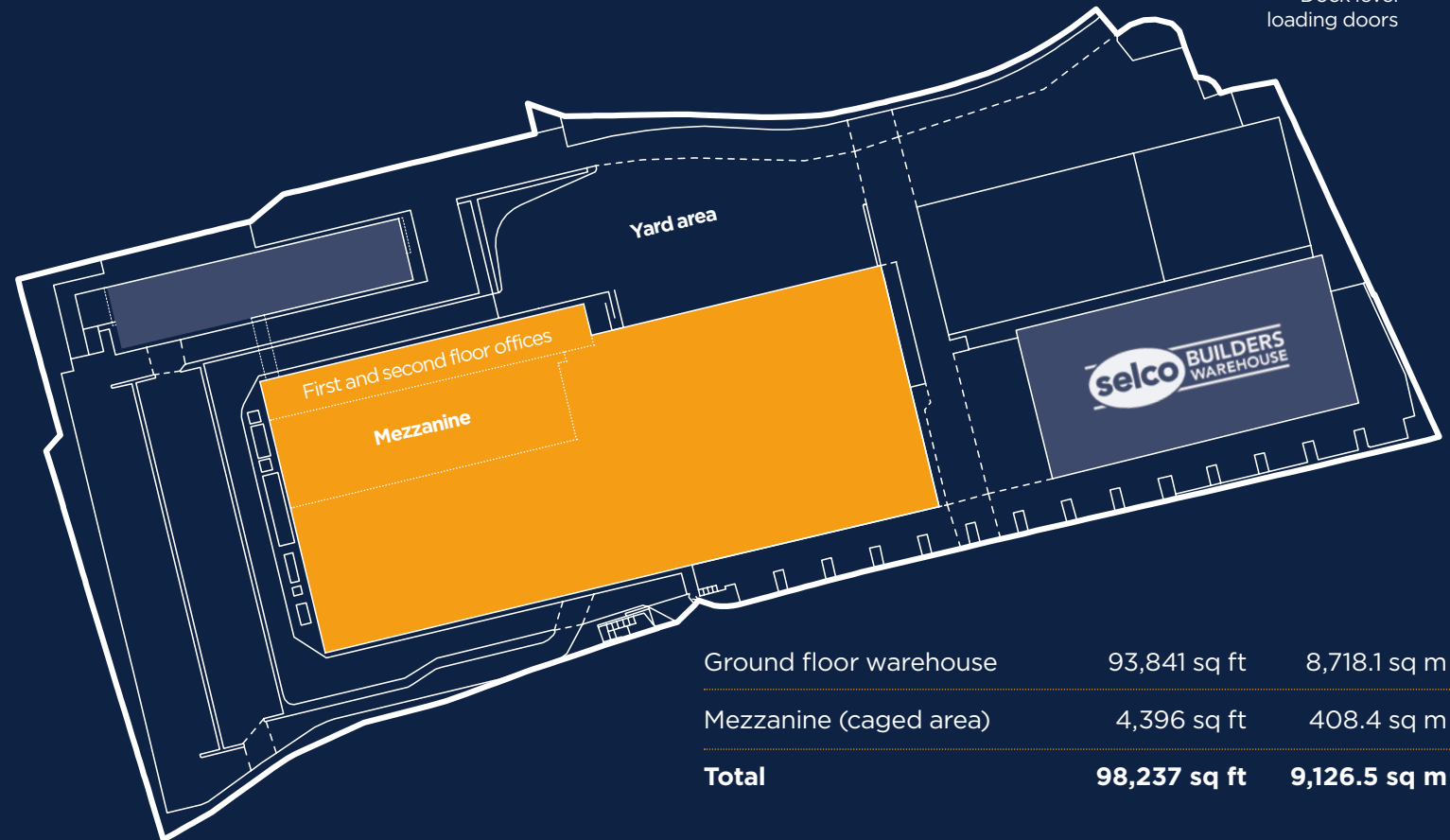
- 12 dock level loading doors
- 2 level loading doors
- Extensive yard area
- 11m-12.5m eaves height
- Concrete floor mezzanine
- EPC rating TBC
- 24 hour site security
- 40kN/sq m floor loading
- 25 car parking spaces
- Offices available by negotiation

Terms

Available on request.



Dock level loading doors





This impressive modern facility provides a prime, **well-specified** distribution unit

The most prominent commercial site in North London

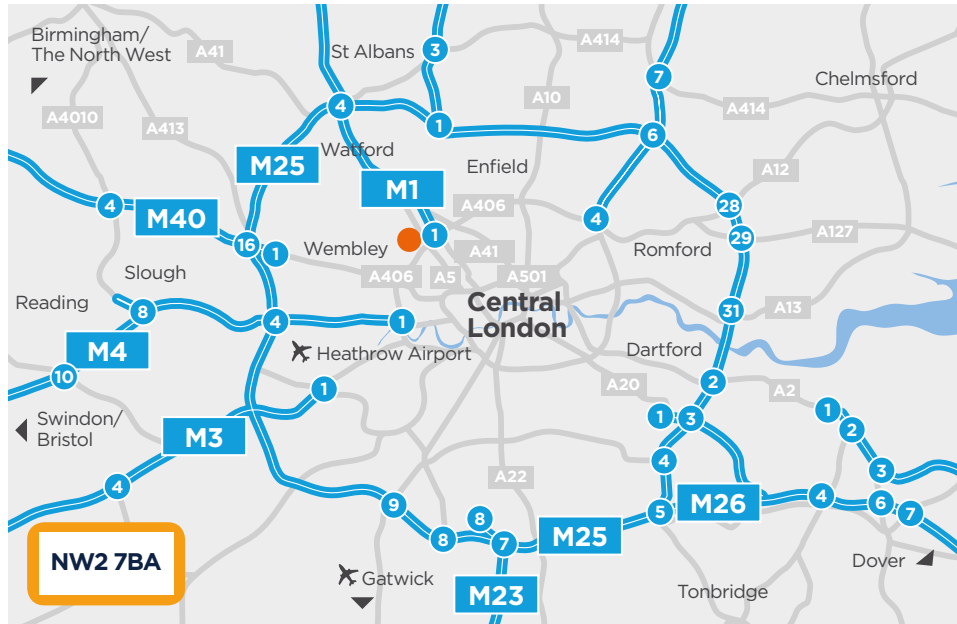


Location

Staples Corner is a landmark road junction in North West London. It is located at the start of the M1 motorway and sits at the junction of the A406 (North Circular Road) and A5, leading in to Central London. It is one of the most prominent and accessible commercial locations in North London and continues to develop as an established commercial centre and retail location due to its excellent transport links and diverse consumer catchment.

Travel Distances

Central London (30mins)	6 miles
M25/M1 motorway J24	16 miles
Brent Cross Underground	1.4 miles
Hendon Central Rail Station	1.5 miles
Heathrow Airport	16 miles
Luton Airport	27 miles
Stansted Airport	38 miles



The Property sits approximately 400m to the west of Staples Corner Junction, in a prominent position with a 305m (1,000 ft) frontage to the A406 North Circular Road. Junction 1 of the M1 motorway and the A5 are located immediately to the east, both within half a kilometre.

The site extends to approximately 3.75 hectares (9.26 acres) and is bounded by the A406 to the south and Brent Reservoir (Welsh Harp) to the north. Access is provided off the A5 Edgware Road via Priestley Way to the north of Staples Corner junction.

Contact

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