

**Unit 9**  
**Garrick Industrial**  
**Estate**  
**Irving Way**  
**London**  
**NW9 6AQ**



**Industrial / Warehouse Unit \*To be refurbished\***

**TO LET**

**5,886 sq ft (547 m<sup>2</sup>)**

## Location

The estate occupies a convenient location just off the A5 Edgware Road providing good connections to the A406 North Circular Road, M1 and routes into central London. The area is well served by public transport with a number of bus routes passing close to the estate.

Hendon train station is located a few minutes' walk to the south of the property providing good access to the central London transport system via London St Pancras International (approx. 15 minutes journey time).

## Floor Areas (Gross External Area)

| Unit 9 Garrick Industrial Estate  | Sq ft (GEA)  | m <sup>2</sup> (GEA) |
|-----------------------------------|--------------|----------------------|
| Ground Floor – Warehouse & Office | 4,801        | 446                  |
| First Floor – Office              | 1,085        | 101                  |
| <b>TOTAL</b>                      | <b>5,886</b> | <b>547</b>           |

## Description

Unit 9 is a mid-terrace warehouse / industrial unit of steel portal frame construction. The property benefits from the following amenities:

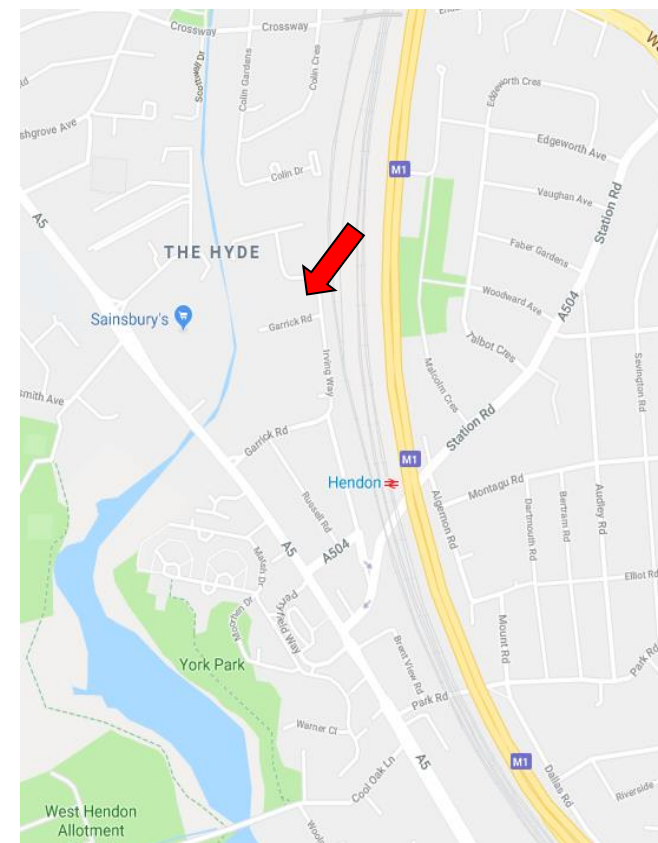
- Eaves height of 4.3m rising to 5.65m at the apex
- Roof lights
- 1 full height electric loading door
- 3 phase power
- Capped gas supply
- Forecourt and 8 allocated parking spaces
- Ground & First floor offices
- Male & Female W.C. facilities

## Terms

A new full repairing and insuring lease is available directly from the landlord on terms to be agreed. The quoting rent is **£91,235 per annum (£15.50 per sq ft)** plus VAT.

## Rates

We understand the rateable value of the property is £57,500. The rates payable for 2018/19 therefore equate to £28,347.50. Interested parties are advised to make their own enquires via the London Borough of Barnet.



@GoogleMaps



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property February 2019.

## Viewing

Viewings are available strictly by appointment through sole agents: -

David Theobald:  
[Davidt@grantmillswood.com](mailto:Davidt@grantmillswood.com)

Tony Chalkley  
[Tonymc@grantmillswood.com](mailto:Tonymc@grantmillswood.com)



[www.grantmillswood.com](http://www.grantmillswood.com)  
020 7629 8501