



AVAILABLE TO LET

## Unit 10 Capitol Industrial Park

Unit 10 Capitol Industrial Park, Capitol Way, Colindale, London NW9 0EQ

Modern Warehouse/Industrial/Office Property

## Modern Warehouse/Industrial/Office Property

The premises comprise a mid-terrace Warehouse/Industrial/Office property having a total ground floor area of 2,375 sq. ft. approx., plus two mezzanine offices of 621 sq. ft. approx., providing a total building area of 2,996 sq. ft. (278.32 sq. m.) approx. The ground floor Warehouse/Industrial area has an eaves height between 23' to 25' 6" and is divided to form an open plan area plus a reception with a separate pedestrian entrance, with an adjoining office, WC/Washroom and a shower/washroom. There is a steel folding loading door having a width of 13'3" and a height of 16'3". There are 6 forecourt car parking spaces that come with the unit.

|                           |   |
|---------------------------|---|
| <b>Rent</b>               | £45,000 per annum   |
| <b>Est. S/C</b>           | £1,600 per annum  |
| <b>Est. rates payable</b> | £15,530 per annum   |
| <b>Rateable value</b>     | £31,500   |
| <b>UBR 2018/2019</b>      | 0.493   |
| <b>Building type</b>      | Industrial  |
| <b>Planning class</b>     | B2  |
| <b>Secondary classes</b>  | B8  |
| <b>Size</b>               | 2,996 Sq ft   |
| <b>VAT charges</b>        | We are advised by the Landlords that there is no VAT chargeable on the rent.  |
| <b>Lease details</b>      | The premises are available on a new Full Repairing & Insuring Lease contracted outside the Landlord & Tenant Act 1954, for a term by arrangement. |
| <b>EPC category</b>       | D   |

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/39069-unit-10-capitol-industrial-park-unit-10-capitol-industrial-park>



Modern Terraced Warehouse/Industrial Unit

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Gas Central Heating to Offices

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3 Phase Power Supply

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Sodium Lighting to Warehouse/Industrial Area & Fluorescent  
Lighting in Reception/Office Areas

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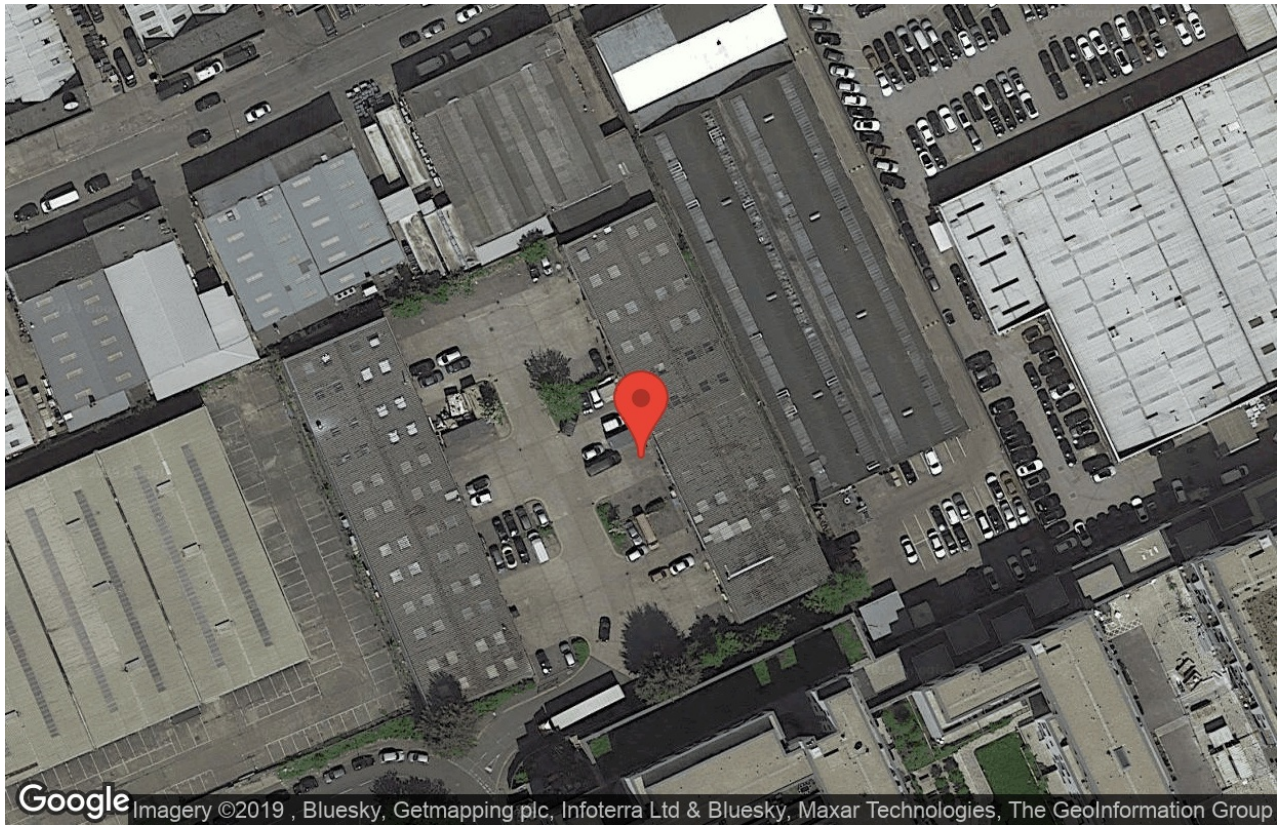
6 Forecourt Parking Spaces

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Ground Floor Area has an Eaves Height between 23' TO  
25'6"



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Data provided by Google

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|                                 |  |
|---------------------------------|--|
| <b>Location overview</b>        | The property is situated on a modern Industrial Estate in Capitol Way in Colindale being located just off of the A5 Edgware Road to the East and Stag Lane to the west. Colindale (Northern Line) Underground Station is located close by in Colindale Avenue. |
| <b>Airports</b>                 | London Heathrow 11.7m, London City 15.0m, London Luton 19.8m   |
| <b>National rail</b>            | Mill Hill Broadway 1.4m, Hendon 1.5m, Kenton 2.5m  |
| <b>Tube</b>                     | Burnt Oak 0.5m, Colindale 0.6m, Kingsbury 0.9m   |
| <b>Estimated rates</b>          | £15,529.50 per annum   |
| <b>Estimated service charge</b> | £1,600.00 per annum  |
| <b>Viewings</b>                 | Strictly by appointment with the Landlords Sole Agents; Dutch & Dutch (020) 7794 7788  |
| <b>Legal costs</b>              | Each side to be responsible for their own legal costs incurred during the transaction.   |
| <b>VAT</b>                      | We are advised by the Landlords that there is no VAT chargeable on the rent.   |
| <b>Planning class</b>           | B2   |
| <b>Secondary planning class</b> | B8   |
| <b>Lease summary</b>            | The premises are available on a new Full Repairing & Insuring Lease contracted outside the Landlord & Tenant Act 1954, for a term by arrangement.  |

Notes:

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Quote reference: Unit 10 Capitol Industrial Park

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.