

**TO LET****Modern Industrial / Warehouse Unit**

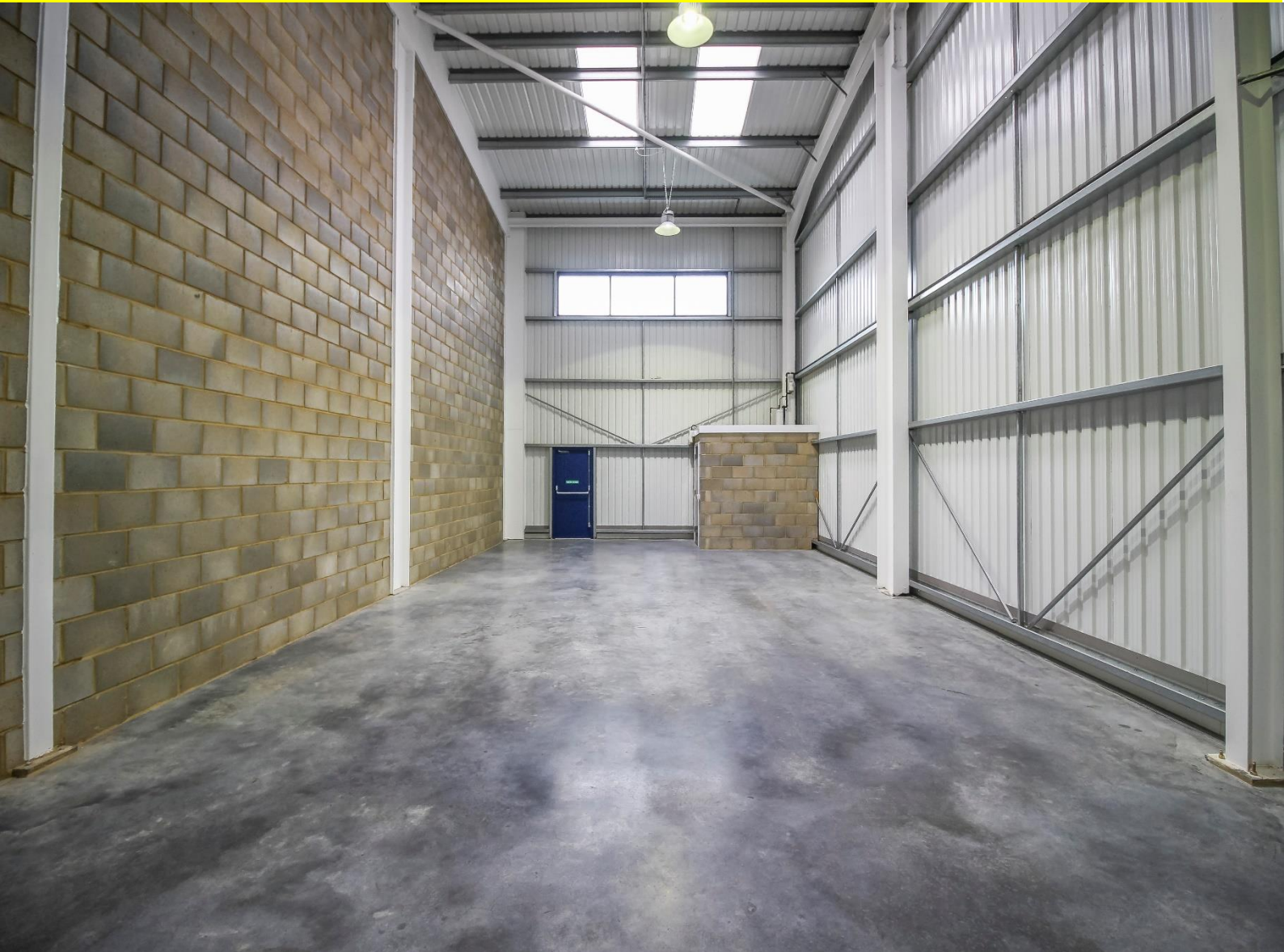
## Unit 18, Artesian Close Industrial Estate

Brentfield Road, near Park Royal, London NW10 8RW

**1,228 SQ FT** (114.08 SQ M)

- 6.92m minimum eaves height
- Planning consent for mezzanine
- Electric roller shutter door (w: 3m x h: 4.8m)
- LED lighting
- 3 Phase power & gas
- Disabled W/C
- Estate parking
- 30kn Floor loading
- Estate CCTV
- Securely gated estate entrance

SITUATED ON A SECURELY GATED ESTATE ■ **6.92M MINIMUM EAVES HEIGHT**  
DIRECT ACCESS TO A406



**1,228 SQ FT** (114.08 SQ M)

## Accommodation

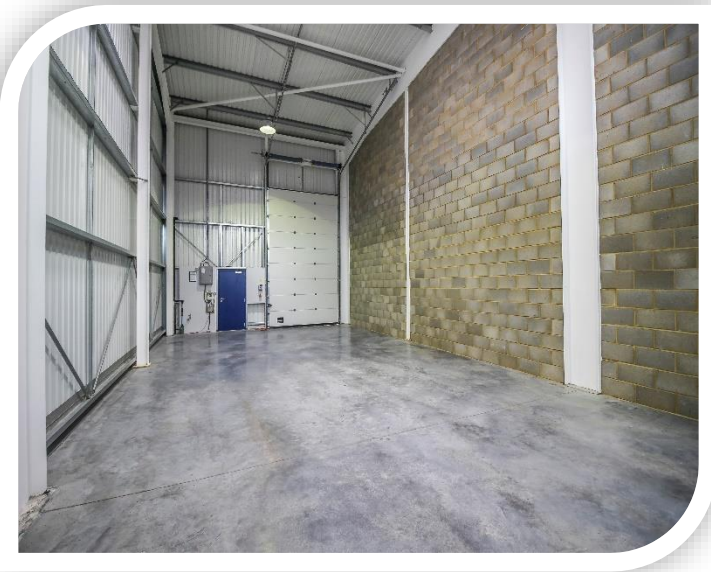
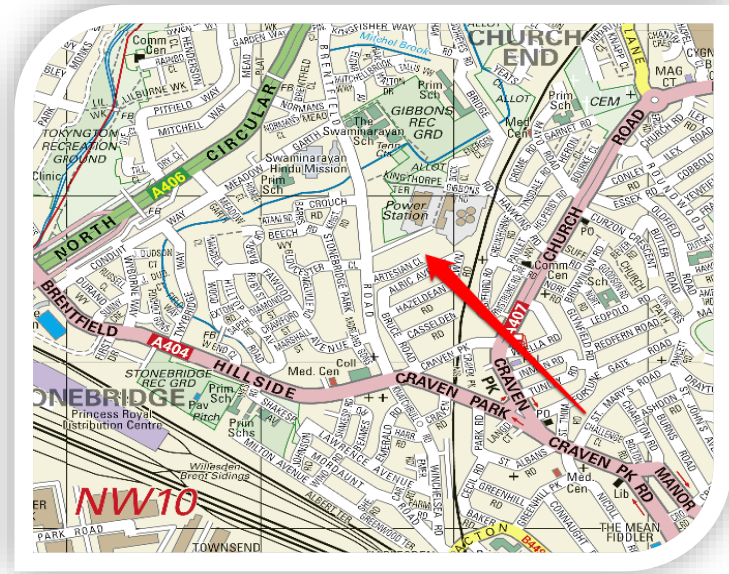
AREAS	SQ FT	SQ M
Warehouse	1,228	114.08
<b>TOTAL</b>	<b>1,228</b>	<b>114.08</b>

All measurements are approximate and on a gross internal basis (GIA)

## LOCATION

Artesian Close Industrial Estate is situated on Brentfield Road, a short distance from the North Circular Road (A406). The sites proximity to the North Circular provides good vehicular access across Greater London and onto the South East motorway network. Harlesden mainline and tube station (Bakerloo Line) is the nearest rail station situated less than a mile to the south of the site. Numerous bus routes service the area connecting the property with locations across Greater London.

SAT NAV: [NW10 8RW](#)



## DESCRIPTION

The property comprises an end of terrace steel portal framed industrial/warehouse unit with brick elevations. A full height electric roller shutter door provides access to the unit.

## TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

## PRICE

**Rent - £37,000 per annum**  
*(All prices will be subject to VAT)*

## Service Charge

Approx. £2,020 per annum

## BUSINESS RATES

Interested parties are advised to contact the London Borough of Brent to obtain this figure.

## LEGAL COSTS

Each party to bear their own legal costs.

Property Ref: [28887](#)

For further information or to arrange a viewing, please contact:

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