

# WELLINGTON PARK INDUSTRIAL ESTATE

WATERLOO ROAD // STAPLES CORNER // NW2 7JW



LET  
TO

TRADE COUNTER / WAREHOUSE UNITS UP TO 2,494 SQ FT



# SPECIFICATION



Recently refurbished



3 phase power



Capped gas supply



Clear height of 3.7m rising 5.6m



Full height electric loading door



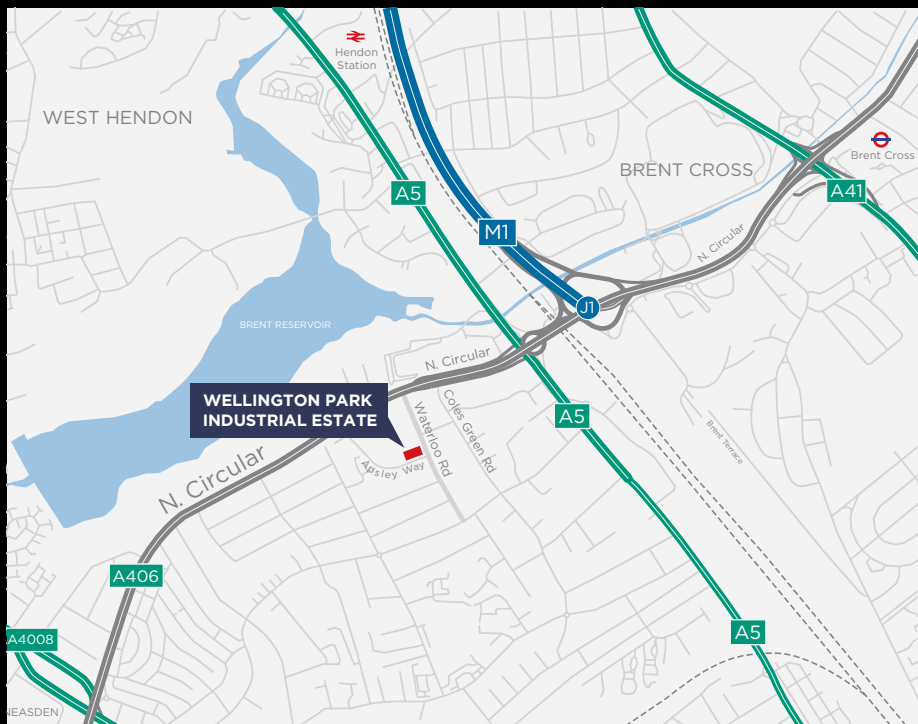
Allocated and communal parking



Disabled WC's & kitchenette

# LOCATION

POSTCODE: NW2 7JW



Wellington Park Industrial Estate is situated on Waterloo Road, which is accessed via the southbound carriageway of the A406 (North Circular Road), only half a mile from junction 1 of the M1 motorway.

The location provides easy access to the A40, A5 and A41 leading into Central London. Brent Cross West Station is 0.7 miles from the property and is approximately a 15-minute walk providing regular services to Central London (London St Pancras - 19 minutes), Sutton and St Albans. Brent Cross London Underground Station (Northern Line) is 1.6 miles away. There are also several bus routes which operate within the area.

	Brent Cross West	0.4 miles	15 minute walk
	Brent Cross Underground	approx 1.4 miles	approx 6 mins
	A406 North Circular Road	0.1 miles (adjacent)	1 min
	M1 (Junction 1)	approx 0.5 miles	approx 2 mins
	M25 (Junction 21a)	approx 15 miles	approx 25 mins
	Central London (Charing Cross)	approx 6 miles	approx 30 mins
	Luton Airport	approx 33 miles	approx 40 mins
	Heathrow Airport (Terminals 2/3)	approx 16 miles	approx 40 mins

The property is located nearby a number of established trade occupiers including:

Travis Perkins

HOWDENS

SCREWFIX

TOOLSTATION

Topps Tiles

selco BUILDERS WAREHOUSE



# DESCRIPTION



Terraced steel portal framed trade counter/ warehouse units with part brick, part new profile sheet metal clad elevations to a mono-pitched roof. The warehouse area benefits from a clear open-plan layout with access via an electric roller shutter door serviced by a dedicated loading bay. Recently refurbished to a shell finish with disabled WC's and a kitchenette. The estate also benefits from further communal parking.

## Energy Performance Certificate (EPC)

Unit 1 – B\*

Unit 3 – B\*

\* Estimated

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## Business Rates

Interested parties should make their own investigations.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT







# CONTACT

## Viewing & Further Information

For viewings and further information, please contact the joint sole agents:



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