

**TO LET**

Unit 10 Capitol Industrial Park,  
London, NW9 0EQ



[Video Link](#)

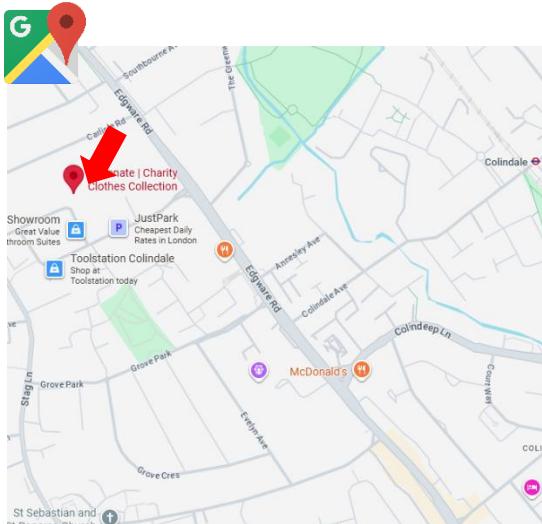
**Eg(iii) & B8 Opportunity**

**2,996 sq ft**

 **Grant Mills Wood**  
chartered surveyors

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

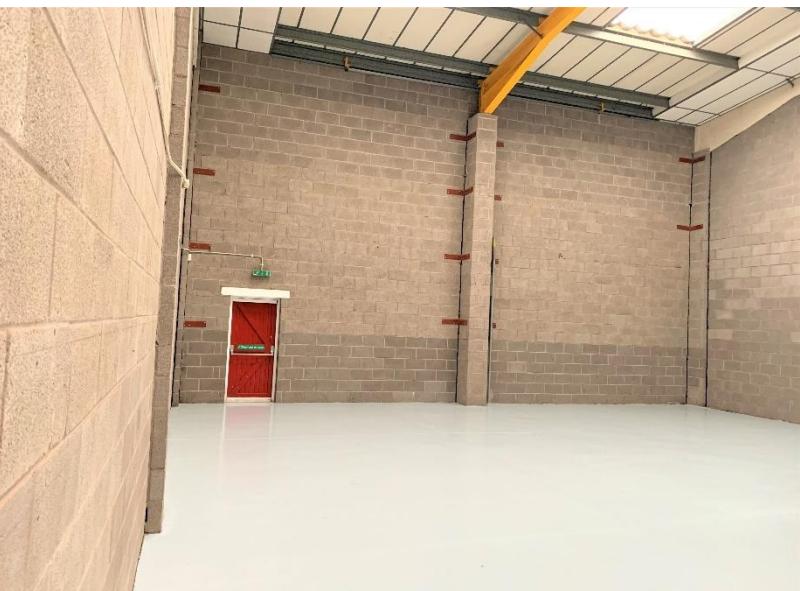




## Description

The property is situated on a modern Industrial Estate in Capitol Way in Colindale located just off the A5 Edgware Road in close proximity to the ASDA & Morrisons supermarkets. Capitol Way is located to the East of the A5 and Stag Lane to the West. Colindale (Northern Line) Underground Station is located within c.15 minute walk or bus services are available. close by in Colindale Avenue.

- Eaves height 6m rising to 7.5m at Apex
- Concrete Floor
- Small office
- 3 Phase power & Gas supply
- Roof lights
- Approx. 6 forecourt parking spaces & loading



## Location

Capitol Industrial Park is conveniently located off the Edgware Road behind the ASDA supermarket. The estate is in close proximity to a trade park with other local trade occupiers include: Howdens, Screwfix, CEF, Brewers, Toolstation, City Plumbing Supplies, DMS Flooring and ADI Global.

Colindale continues to regenerate and there are now a large number of residential development sites in close proximity to the estate.

Colindale underground station is approximately 15 minutes walk or alternatively bus 303 from the station stops outside the ASDA a short walk from the premises.

## Floor Areas (GEA)

	Sq ft
Unit 10	2,996

## Terms

Offers in excess of £55,000 pa exc plus VAT  
*Subject to Contract.*

## Rates

Rateable value £51,000 (April 2026). **Rates payable circa £28,305.** Interested parties are advised to make their own enquiries via

## Legal Costs

Each party is to bear their own legal costs.

## EPC

EPC | D – [Click here](#)

## Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



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