

34 CAPITOL PARK

COLINDALE • LONDON • NW9 0EQ

TO LET

5,113 SQ FT

(474.8 SQ M)

A PROMINENT TRADE COUNTER / WAREHOUSE UNIT

OTHER CAPITOL PARK OCCUPIERS INCLUDE:

TOOLSTATION

SCREWFIX



HOWDENS
JOINERY CO.



Brewers
DECORATOR CENTRES

For indicative purposes only



For indicative purposes only



For indicative purposes only

LOCATION

- Prime North West London trade location, the unit is situated at the front of the estate opposite Howdens.
- Located close to the Edgware Road (A5) behind the ASDA and Morrison stores
- Approximately 1.5 miles north of North Circular Road (A406) and Junction 1 M1
- Colindale Station (Northern Line Zone 4) is less than 15 minutes walk
- The 32, 142, 303 and N16 buses provide services to Watford and Edgware



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GOOGLE MAPS



SPECIFICATION

- Internal clear height of 6m, rising to 7.4m at the apex
- Flexible ground floor under croft for trade counter, office or welfare use
- First floor fitted offices
- Warehouse lighting
- Level loading door
- 5 allocated car parking spaces
- Generous loading apron

RATEABLE VALUE

Unit 34 has a rateable value of **£85,500** (ref: 10740401003402) and is described as “warehouse & premises”. Enquiries should be directed to London Borough of Brent 020 8937 1525.

TERMS

Unit 34 is available by way of a sub Lease, Assignment or new FRI lease on terms to be agreed. Quoting rent available upon request.

VIEWING

Available on application through the joint sole agents:



GUS HASLAM
07885 596 877
gus.haslam@knightfrank.com

CHARLIE PERKINS
07974 366 158
charlie.perkins@knightfrank.com



JONATHAN HAY
07798 605532
jonathanh@grantmillswood.com

FABIAN STUART SMITH
07597 488 177
fabians@grantmillswood.com



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INDICATIVE FLOOR PLANS

ACCOMMODATION

Ground Floor	4,211 sq ft
Loading Canopy	169 sq ft
First Floor	733 sq ft
TOTAL	5,113 sq ft

**All areas are gross external*

EPC

EPC B Rating (B - 43)
Certificate number: 1696-8245-6039-4074-9556

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