



TO LET

Unit 8 Propeller Way,
Hendon, NW4 4BW

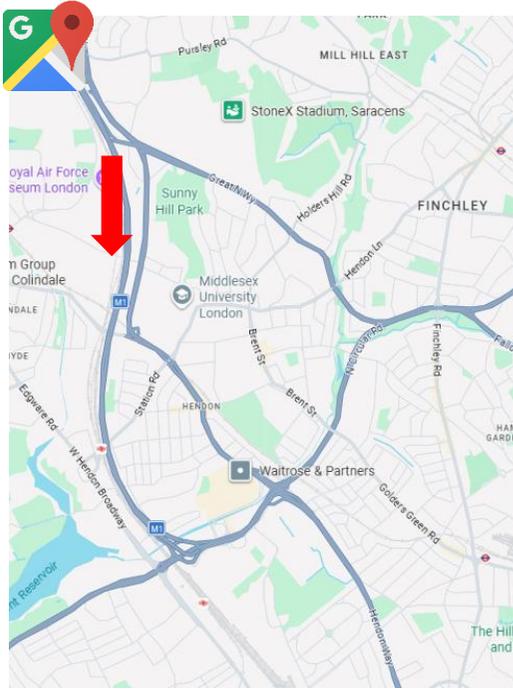


Warehouse Opportunity
4,166 sq ft / 387 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Unit 8 Propeller Way, Aerodrome Rd, Hendon, NW4 4BW



Location

Propeller Way is located in Hendon, just off Aerodrome Road. Propeller Way runs parallel to the M1, with direct access onto the neighbouring A41 and in turn, the A406 North Circular Road. The units on Propeller way are tucked between the Thameslink and East Midlands Railway lines which also run parallel to the M1. The nearest stations which serve these lines are Hendon (Thameslink) and London St Pancras (East Midlands Railway).

Description

The unit is detached & refurbished of steel portal frame construction, forming part of a secure estate. Unit 8 comprises of ground floor and mezzanine space accessed by stairs and a goods lift. The unit itself is accessed by an electric shutter and a pedestrian entrance. There are generous loading provisions to the front of the unit, with the parking provisions visible on the plan.

Internally the unit benefits from amenities such as 3-phase power, water & waste, with WC provisions already in place. The unit is well lit with a generous amount of natural light to the front of the property and through the roof lights, with the ground floor having strip lights installed. We understand the property has consent for B8 use.

Terms

Unit 8 is available on a new lease directly from the landlord on terms to be agreed. Offers are invited in excess of **£90,000 pa exc.**

Floor Area (GIA)

Unit	Sq ft	(m ²)
Ground Floor	2,207	205
Mezzanine	1,959	182
Total	4,166	387

EPC

An EPC is available upon request.

Rates

As of the 1st April 2026, the rates payable will be £18,792.

Interested parties are advised to make their own enquiries to the London Borough of Barnet.

Legal Costs

Each party is to bear their own legal costs.

Plans

Plans are available [here](#).



Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
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07494 474190



Jonathan Hay
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