



SCREW-FIX



HOWDENS
JOINERY CO.



TOOLSTATION

BENCHMARKX
Kitchens and Joinery

CITY
PLUMBING

DMS
flooring supplies

Brewers
FOR DECORATING MATERIALS

ADI
a resideo company

TO LET

Unit 34 Capitol Trade Park
Colindale, London, NW9 0EQ



[Video Link](#)

B1(c) and B8 Opportunity

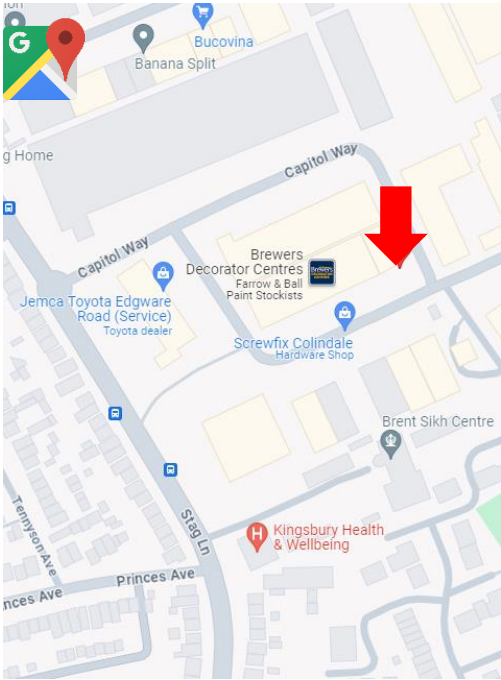
5,113 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

020 7629 8501

Unit 34 Capitol Trade Park, Capitol Way, Colindale, London, NW9 0EQ



Description

The unit is located at the front of this well-established trade estate opposite Howdens and within view of the ASDA superstore. The estate offers good trade counter profile and signage opportunities. The unit is of steel portal frame construction with part brick part clad elevations.

- Eaves height 6.15m
- Concrete Floor
- 3 Phase power supply
- Gas
- Roof lights
- Trade Estate
- Great signage opportunity
- Opposite Howdens
- Parking & Loading

Location

Capitol Park is conveniently located off the Edgware Road behind the ASDA superstore. The estate is now a well-established trade location in close proximity to the Edgware Road. Other local trade occupiers include: Howdens, Screwfix, CEF, Benchmarx, 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 34	5,113

Terms

Assignment – The unit is available by way of an assignment at a rent passing of £97,147 pa exc plus VAT on a lease expiring May 2026. Alternatively, a new FRI lease may be available directly from the landlord on terms to be agreed. *Subject to Contract.*

Rates

Rateable value £66,500. **Rates payable £34,048.** Interested parties are advised to make their own enquires via the VOA.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
Fabians@grantmillswood.com
07494 474190



Jonathan Hay
Jonathanh@grantmillswood.com
07798 605532



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property. March 2024.

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501