



TO LET

Unit 4 Propeller Way,
Hendon, NW4 4BW

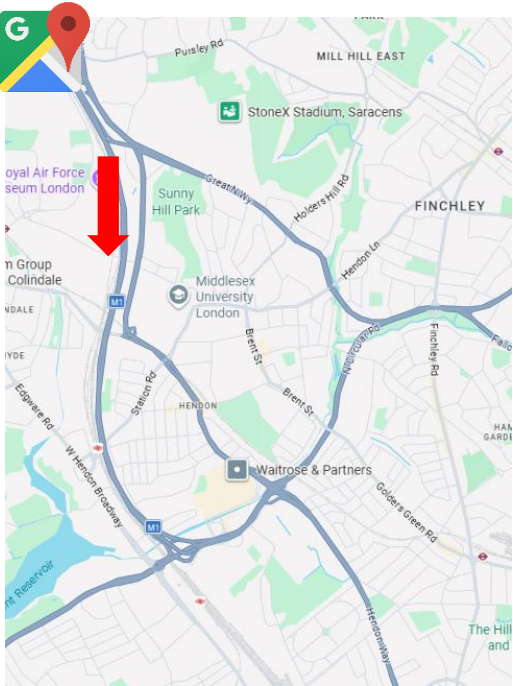


Warehouse Opportunity
2,375 sq ft / 220.67 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Unit 4 Propeller Way, Aerodrome Road, 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

A self-contained end of terrace industrial warehouse unit of steel portal frame construction located in Hendon on Propeller Way. Unit 4 is in the middle of the estate and has good loading provisions with demised parking at the front and to the side. The unit is accessed via an electric shutter or by a separate pedestrian entrance.

Internally the unit benefits from 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. The height on the ground floor is 3.14m and the height on the upper floor rises to 3.64m.

Terms

Unit 4 is available on a new lease directly from the landlord on terms to be agreed. Offers are invited in excess of **£45,000 pa exc.**

Floor Area (GIA)

Unit	Sq ft	(m ²)
Ground Floor	1,194	110.96
Mezzanine	1,181	109.71
Total	2,375	220.67

EPC

An EPC is available upon request.

Rates

Rates payable for 2026/27: £10,260 (the RV is £23,750)

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
Fabians@grantmillswood.com
07494 474190



Jonathan Hay
Jonathanh@grantmillswood.com
07798 605532



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