



North Circ

Trade Park

UNIT 12

1,981 SQ FT (184 SQ M)

TO LET

FLEXIBLE TRADE COUNTER
/ LIGHT INDUSTRIAL UNIT

RECENTLY REFURBISHED



Grant Mills Wood
chartered surveyors

HIGHLY VISIBLE AND WELL-CONNECTED TRADE PARK

Recently refurbished, the unit offers clean, modern workspace suitable for a variety of light industrial, distribution, and trade uses. The park benefits from:

VISIBLE
FROM A406

ALLOCATED
PARKING FOR
EACH UNIT

UNIT 12
TO LET
1,981 sq ft

DEDICATED
LOADING BAY

EASY IN/OUT
ACCESS

SUPERB ACCESS ACROSS LONDON AND BEYOND

JUST 1 MILE FROM M1 JUNCTION 1 FOR SEAMLESS REGIONAL CONNECTIVITY



STRATEGICALLY LOCATED FOR BUSINESS

EXCELLENT ROAD AND RAIL CONNECTIONS

North Circ Trade Park is located on Apsley Way, directly accessed from the southbound carriageway of the A406 (North Circular Road) and just 0.5 miles from J1 of the M1.

The park offers fast connections to the A40, A5, A41, and wider Central London.

Key transport links include Brent Cross West Station, located just 0.8 miles away (an 18-minute walk) with direct services to St Pancras in 19 minutes, as well as Sutton and St Albans. Brent Cross Underground Station on the Northern Line is 1.7 miles from the property (a 35-minute walk), and there are also extensive local bus routes serving the area.

ROAD	DISTANCE	DRIVE
M1 (J1)	1 mile	5 mins
Park Royal	4 miles	12 mins
Wembley	3 miles	7 mins
Central London	9 miles	35 mins
M25 (J23)	11 miles	25 mins
M4 (J1)	15 miles	33 mins
M40 (J1A)	14 miles	23 mins
M11 (J4)	15 miles	35 mins

RAIL	DISTANCE	DRIVE	WALK
Brent Cross West Station	0.8 miles	6 mins	18 mins
Brent Cross Underground Station	1.7 mile	8 mins	35 mins
Cricklewood Station	1.8 miles	8 mins	40 mins

AIRPORTS	DISTANCE	DRIVE
London Heathrow	15 miles	35 mins
London Luton	27 miles	35 mins
London Stansted	39 miles	1hr 5 mins

SOURCE: GOOGLE MAPS



EXCELLENT VISIBILITY FROM THE NORTH CIRCULAR ROAD (A406)

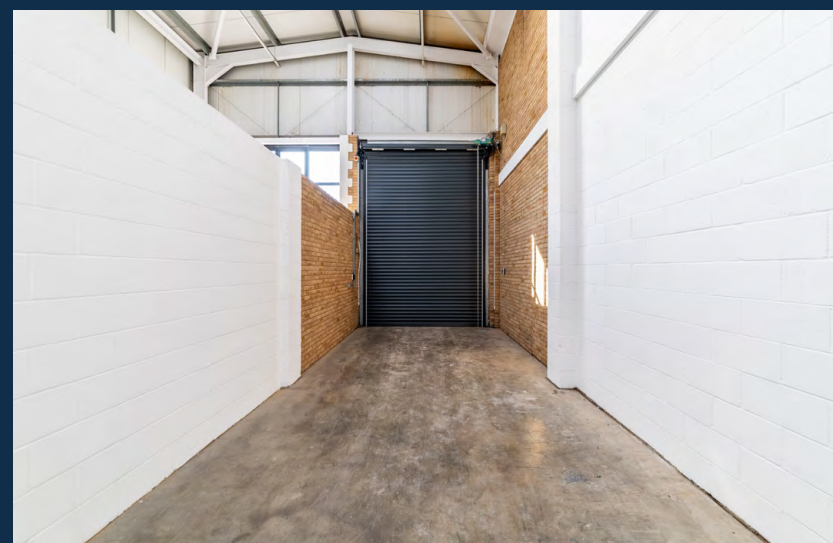
PROMINENT LOCATION WITH MAXIMUM ROADSIDE EXPOSURE

NORTH CIRC TRADE PARK

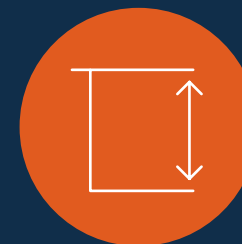


PRACTICAL, REFRESHED SPACE

REFURBISHED TRADE COUNTER AND LIGHT INDUSTRIAL UNIT



Terraced steel portal-framed trade counter and light industrial unit with brick and metal cladding. Open-plan warehouse with electric roller shutter and loading bay. Recently refurbished to shell finish with WC and ground-floor office/trade counter.



Clear height of
6.6m rising to 7.5m



Recently
refurbished
throughout



Full height electric
roller shutter
loading door



Ground floor trade
counter / office



Open-plan
warehouse space



2 car parking
SPACES



3-phase power
supply



Dedicated
WC facilities



1

2

3

4

9

10

11

12

5

6

7

8

UNIT 12 1,981 SQ FT (184.04 SQ M)

The property is a steel portal frame warehouse/trade counter with clad elevations, featuring a full-height roller shutter and separate staff/trade entrance to ground floor offices. The warehouse has a clear height of 6.6 m (7.5 m at apex), with roof lights, concrete floor, 3-phase power, and LED lighting. Externally, there are 2 allocated car parking spaces.



- Terms:** New FRI leases available. Terms to be agreed.
- EPC:** C (58).
- Service Charge:** Payable for upkeep of common areas.
- Business Rates:** Interested parties to make their own enquiries.
- Legal Costs:** Each party to bear their own.
- VAT:** All rents and costs quoted are exclusive of VAT.



North Circ Trade Park

APSLEY WAY | LONDON | NW2 7HF

Managing Agent:

 **Hornbeam**
Commercial Property & Asset Management

Telephone: 01908 483643

VIEWINGS

For viewings and further information, please contact the sole agents:

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

020 7629 8501

DAVID THEOBALD

M: 07974 231 352

E: davidt@grantmillswood.com

BEN BATCHELOR

M: 07423 181 840

E: benb@grantmillswood.com