



TO LET

Unit 17 Capitol Industrial Park,
London, NW9 0EQ



Video Link

Eg(iii) & B8 Opportunity

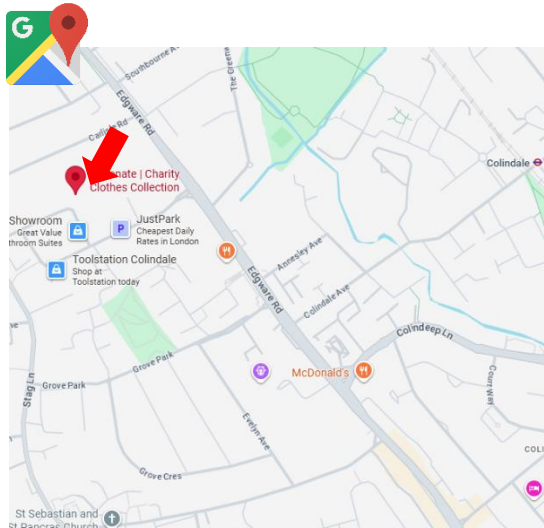
2,242 – 3,474 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

020 7629 8501

Unit 17 Capitol Industrial Park, Capitol Way, Colindale, London, NW9 0EQ



Description

The property is situated on a modern Industrial Estate in Capitol Way in Colindale located just off the A5 Edgware Road in close proximity to the ASDA & Morrisons superstores. Capitol Way is located to the East of the A5 and Stag Lane to the West. Colindale (Northern Line) Underground Station is located within c.15 minute walk or bus services are available. close by in Colindale Avenue.

- Eaves height 6m rising to 7.5m at Apex
- Concrete Floor
- Mezz floor
- 3 Phase power & Gas supply
- Roof lights
- Approx. 6 forecourt parking spaces & loading

Location

Capitol Industrial Park is conveniently located off the Edgware Road behind the ASDA superstore. The estate is in close proximity to a trade park with other local trade occupiers include: Howdens, Screwfix, CEF, 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)

Unit 17	Sq ft
Ground Floor	2,242
Total	2,242
Mezz Floor	1,232

Terms

£59,000 pa exc plus VAT
Subject to Contract.

Rates

Rateable value £51,500 (April 2026). **Rates payable circa £24,720.** Interested parties are advised to make their own enquires via

Legal Costs

Each party is to bear their own legal costs.

EPC

EPC | C 65

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. Photos and videos are for indicative purposes only. June 2026



www.grantmillswood.com
020 7629 8501