

# WELLINGTON PARK INDUSTRIAL ESTATE

WATERLOO ROAD // STAPLES CORNER // NW2 7JW



FOR  
LET

TRADE COUNTER / WAREHOUSE UNITS 2,311 – 4,618 SQ FT

# SPECIFICATION



Recently refurbished



3 phase power



Capped gas supply



Clear height of 3.7m rising 5.6m



Full height electric loading door



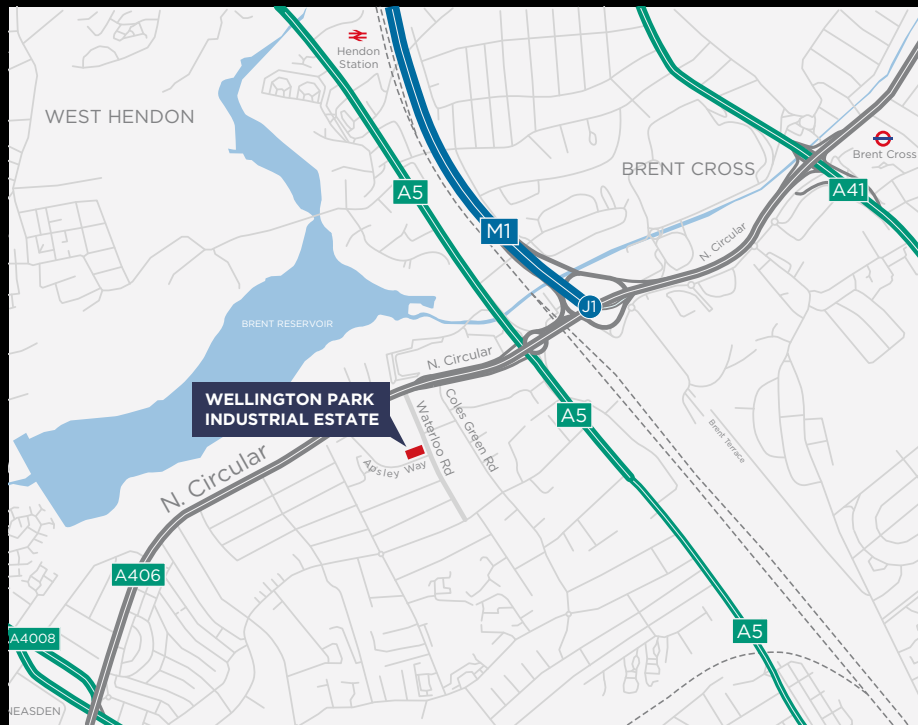
Allocated and communal parking



Disabled WC's & kitchenette









# LOCATION

POSTCODE: NW2 7JW



Wellington Park Industrial Estate is situated on Waterloo Road, which is accessed via the southbound carriageway of the A406 (North Circular Road), only half a mile from junction 1 of the M1 motorway.

The location provides easy access to the A40, A5 and A41 leading into Central London. Brent Cross West Station is 0.7 miles from the property and is approximately a 15-minute walk providing regular services to Central London (London St Pancras - 19 minutes), Sutton and St Albans. Brent Cross London Underground Station (Northern Line) is 1.6 miles away. There are also several bus routes which operate within the area.

	Brent Cross West	0.4 miles	15 minute walk
	Brent Cross Underground	approx 1.4 miles	approx 6 mins
	A406 North Circular Road	0.1 miles (adjacent)	1 min
	M1 (Junction 1)	approx 0.5 miles	approx 2 mins
	M25 (Junction 21a)	approx 15 miles	approx 25 mins
	Central London (Charing Cross)	approx 6 miles	approx 30 mins
	Luton Airport	approx 33 miles	approx 40 mins
	Heathrow Airport (Terminals 2/3)	approx 16 miles	approx 40 mins

The property is located nearby a number of established trade occupiers including:

 Travis Perkins

 HOWDENS

 SCREWFIX

 TOOLSTATION

 Topps Tiles

 selco BUILDERS WAREHOUSE

# DESCRIPTION



Terraced steel portal framed trade counter/warehouse units with part brick, part new profile sheet metal clad elevations to a mono-pitched roof. The warehouse area benefits from a clear open-plan layout with access via an electric roller shutter door serviced by a dedicated loading bay. Recently refurbished to a shell finish with disabled WC's and a kitchenette. The estate also benefits from further communal parking.

## Energy Performance Certificate (EPC)

Unit 1 - B\*

Unit 3 - B\*

Unit 4 - B\*

\* Estimated

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## Business Rates

Interested parties should make their own investigations.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT



**WELLINGTON PARK INDUSTRIAL ESTATE**



- UNIT 1
- UNIT 2 CAMDEN TOOLS LTD
- UNIT 3
- UNIT 4 M.N COACHWORKS LTD
- UNIT 5 911 SBD LTD - PORSCHE SPECIALIST
- UNIT 6 LONDON BODYWORKS

MILTON GROUP  
01732 780101



# AVAILABLE ACCOMMODATION

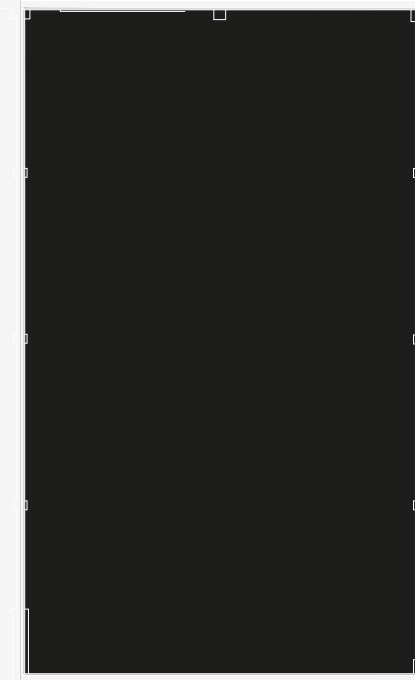
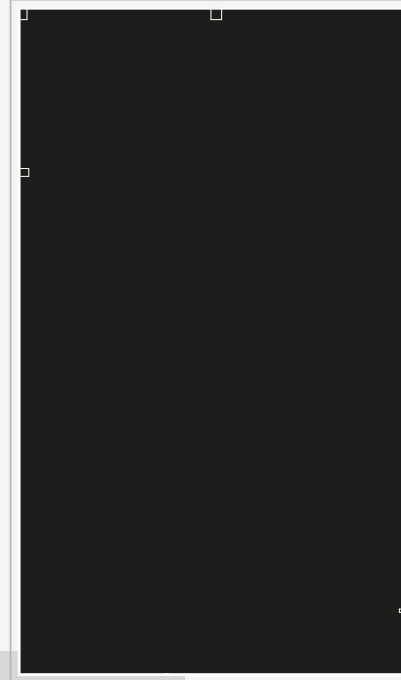
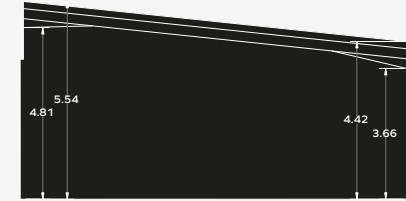
**UNIT 1**  
2,494 sq ft



**UNIT 3**  
2,311 sq ft



**UNIT 4**  
2,307 sq ft



**Accommodation (GEA)**

Unit 1	2,494 sq ft	231.72 m <sup>2</sup>
Unit 3	2,311 sq ft	214.70m <sup>2</sup>
Unit 4	2,307 sq ft	214.42m <sup>2</sup>
Units 3 & 4 Combined	4,618 sq ft	429.9m <sup>2</sup>
<b>TOTAL</b>	<b>7,115 sq ft</b>	<b>660.84m<sup>2</sup></b>

# CONTACT

## Viewing & Further Information

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



**Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

**David Theobald**  
07974 231 352  
davidt@grantmillswood.com

**Fabian Stuart Smith**  
07494 474 190  
fabians@grantmillswood.com



**COGENT**  
REAL ESTATE

**0203 369 4000**  
COGENTRE.CO.UK

**Will Norman**  
07796 774 436  
wn@cogentre.co.uk

**Marco Baio**  
07752 473 964  
mb@cogentre.co.uk

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