



TO LET

Unit D, The Apsley Centre, Staples
Corner, London NW2 7LZ

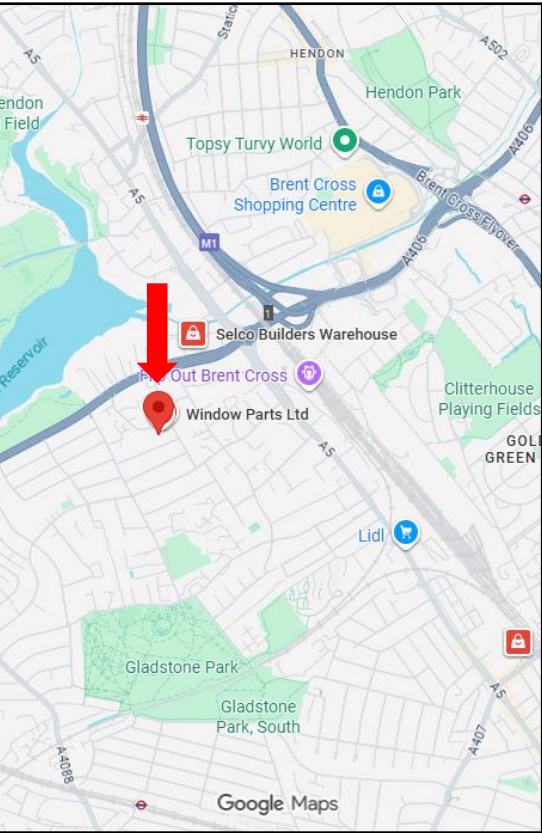


**Warehouse / Industrial
Opportunity**
3,610 sq ft / 335 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Google Maps

Location

The property occupies a mid-terrace position on a prominent estate fronting onto Apsley Way in NW2. Apsley Way can be accessed directly from the South bound carriageway of the A406 North Circular Road and there is a one-way system via Waterloo Road providing access to the A5 Edgware Road.

Numerous bus routes operate throughout the area providing access to Willesden Green (Jubilee Line) Underground station and Cricklewood Railway Station. Brent Cross West Station is 0.7 miles from the property. Local occupiers, Vitabiotics, Wolseley, Screwfix, HSS Hire, Topps Tiles, Toolstation, Howdens, Window Parts and Big Yellow.

Description

The property comprises a single-story, mid-terrace warehouse / industrial unit of steel portal frame construction with a height of 6.5m to the underside of the haunch rising to 7.6m at the apex. The unit has integral ground and first-floor office accommodation and benefits from; 3-phase power, Roof light providing good levels of natural light, Up & Over shutter (W-3.7m, H-5.0m), Gas central heating, and 5 car parking spaces (further parking available on the road).

Terms

Available by way of assignment of the current lease expiring in October 2030 at a passing rent of £59,565 per annum exclusive, **which is subject to a rent review**. A sublease may be considered at a market rent. Alternatively, a new lease may be available from the Landlord, subject to covenant and agreement of terms.



Floor Areas (GEA)

	Sq ft	Sq m
Ground Floor – Warehouse & Ancillary	2,809	261
First Floor - Office	801	74
TOTAL	3,610	335
Mezzanine	1,680	156

Rates

The rateable value is £47,750. The rates payable for 2025/26 are £23,827.25. Interested parties should make their own enquiries via the London Borough of Brent.

Legal Costs

Each party is to bear their own legal costs.

EPC

The energy performance rating for this property is D (82).

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood: -



David Theobald
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Ben Batchelor
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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Brent. October 2025.