



TO LET

37 Humber Rd, Staples Corner,
London, NW2 6EN



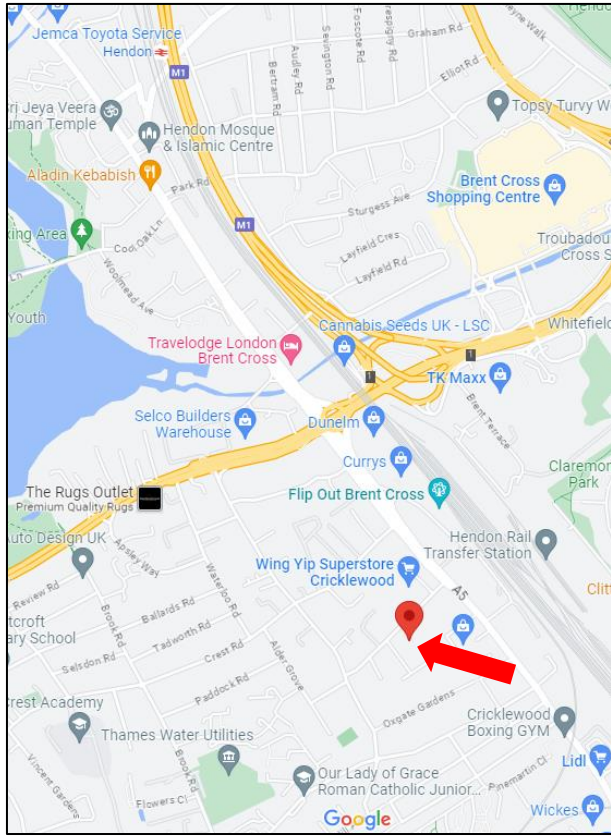
**WAREHOUSE OPPORTUNITY
ON A SECURE SITE**

8,750 sq ft / 813 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Google Maps

Description

The property comprises a warehouse / industrial unit of portal frame constructions on secure site with forecourt parking. The property has a pitched roof with an eaves height of 4.95m to the underside of the truss rising to 5.35m at the apex. Access to the property is via a roller shutter loading door or separate staff entrance. Internally, the building is arranged as split level warehouse / industrial accommodation with adjoining WCs and kitchen. There is an office at first floor accessed from the mezzanine floor. The property benefits from 3 phase power and a large gas supply.

Externally there is parking for 7-8 cars and a loading bay.

Location

The property is located on the south side of Humber Rd close to Staples Corner in the London Borough of Brent. The A5 Edgware Road and A406 North Circular Rd are close by providing excellent access to the national motorway network. The A40 Western Avenue is approximately 4 miles to the south. Brent Cross West Station (opening Autumn 2023) is approximately 6 minutes' walk providing regular (Thames Link) services north to Luton and south to Sutton in Surrey via St Pancras Station. There are also several bus routes which operate within the area.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of £157,000 per annum exclusive (£17.95 psf) plus VAT if payable. Subject to Contract.

Rates

The property currently has a rateable value of £72,500 pa effective from the 1st April 2023. Interested parties are to make their own enquiries via The London Borough of Brent.

Floor Areas (GIA)

	Sq ft	Sq m
G/F – Warehouse	7,656	711.27
G/F – Office	547	50.82
F/F Office	547	50.82
Total	8,750	812.91
*Mezzanine Floor	2,159	200.58
*Loading Canopy	447	41.50

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Strictly by appointment through joint sole agents Grant Mills Wood and SBH Page & Read (Ben Pater or Cliff Bonnett - 020 8342 2700).



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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Brent. April 2023.

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