



Sanderson
Weatherall

TO LET
WAREHOUSE / TRADE OPPORTUNITY
5,478 SQ FT / 509 SQ M



UNIT 10, STAPLES CORNER BUSINESS PARK, 1000 NORTH CIRCULAR ROAD, LONDON, NW2 7JP

sw.co.uk



- Prime trade counter location
- Adjacent to the A5 Edgware Road and A406 North Circular
- Recently refurbished

Location

The property is located on the sought-after Staples Corner Business Park in the London Borough of Brent. The Business Park is adjacent to the A5 Edgware Rd and A406 North Circular Rd providing excellent access to the national motorway network. The A40 Western Avenue is approximately 4 miles to the south. Tenants on the Park include Howdens, Toolstation, Travis Perkins, Screwfix, Dulux, and Topps Tiles.

Brent Cross West Station is 0.5 mile from the property, providing regular services to Central London (London St Pancras - 19 minutes), Sutton and St Albans. Brent Cross London Underground Station (Northern Line) is 1.5 miles away. There are also several bus routes which operate within the area.

Description

The property comprises a recently refurbished warehouse / trade counter unit of steel portal frame construction with clad elevations. Access to the property is via a full height up and over shutter (width – 4.6m & height – 5.1m) or separate staff / trade entrance leading to purpose-built ground and first floor offices. The office accommodation is fitted with suspended ceiling, recessed lighting, and perimeter trunking.

The warehouse accommodation has a clear height of 6.15m to the underside of the haunch rising to 7.9m at the apex and benefits from roof lights, concrete floor, 3 phase power and LED lighting. Externally there is recessed loading and allocated car parking.

Accommodation

Description	Size (GIA)	
	Sq ft	Sq m
Ground Floor Warehouse	4,773	443.43
First Floor Offices	705	65.50
Total	5,478	508.93

Rates

The Rateable Value is £68,500. The rates payable for 2024/25 are £37,401. Interested parties should make their own enquiries via the London Borough of Brent.



Terms

Available by way of assignment of the current protected lease expiring in April 2034 at a passing rent of £150,000 per annum exclusive, which is subject to a rent review and Tenant only break clause in April 2029. 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.

EPC

An EPC is available upon request.

Legal Costs

Each party is to bear their own legal costs.





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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