

**TO LET****TRADE COUNTER / INDUSTRIAL UNIT**

## Unit 72 Capitol Park

Capitol Way, Colindale, NW9 0EQ

**6,906 SQ FT** (641.59 SQ M)

- Low passing rent of £17.65 psf
- Min height 6.6m rising to 7.5m at the apex
- Generous loading apron
- Power & gas
- Concrete floor
- Translucent roof panels
- Fitted first floor offices
- Walking distance to Colindale UG Station (Northern Line)
- On a well-established trade counter estate
- Electric roller shutter door
- 6x Allocated parking
- WC's & Kitchenette
- Fluorescent strip lighting
- Mezzanine storage
- Close proximity to M1 & A406



## Location

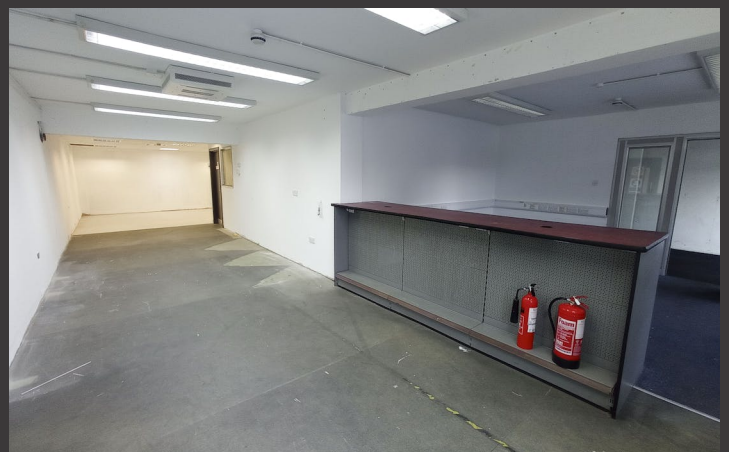
The unit is located in a Prime North West London trade location situated between Screwfix and Toolstation, on the popular Capitol Park just off the A5 Edgware Road with good links to the M1 motorway, North Circular Road and A41 routes. Colindale Underground Station (Northern Line) is within walking distance under a mile from the unit. A number of bus routes also operate throughout the area providing services to Watford and Edgware.



## Accommodation

| DESCRIPTION                    | SQ FT | SQ M   |
|--------------------------------|-------|--------|
| Warehouse                      | 4,289 | 398.46 |
| Ground Floor Office            | 932   | 86.59  |
| Ground Floor Extended Showroom | 753   | 69.96  |
| First Floor Office             | 932   | 86.59  |
| TOTAL                          | 6,906 | 641.59 |
| Mezzanine                      | 753   | 69.96  |

All measurements are approximate and measured on a gross external area basis.





## Summary

|                |   |
|----------------|---|
| Available Size | 6,906 sq ft   |
| Tenure         | Assignment  |
| Rent           | The current passing rent is £121,890 p.a. (£17.65 per sq ft) exclusive.                     |
| Business Rates | Interested parties are advised to contact the London Borough of Brent to obtain this figure |
| Service Charge | Approx. £3,505.23 per annum. (Figure may be subject to change)                              |
| Legal Fees     | Each party to bear their own costs  |
| VAT            | Applicable  |
| EPC Rating     | Upon enquiry  |

### Description

The premises comprise a mid-terraced steel portal framed, industrial/warehouse facility, with brickwork elevation to a pitched roof. The warehouse is of a clear open-plan layout with ancillary office accommodation provided at the first-floor level. The warehouse is serviced by a electric roller shutter door and generous loading provisions, further benefitting from 6 allocated parking spaces and to the front elevation.

### Tenure

Assignment of existing lease which is held on a full repairing and insuring basis for a term of 10 years from 10th February 2022 expiring 9th February 2032 with a tenant only break option on 9th February 2027 providing no less than 6 months written notice and the next rent review due on 10th February 2027.

The lease has been contracted inside the provisions of the 1954 Landlord & Tenant Act (pt II as amended). Full lease available on request, subject to terms and conditions.

### Neighbouring Occupiers

The property is located within an established Trade Park. Neighbouring occupiers include:

Howdens  
Toolstation  
Screwfix  
Brewers  
CEF

### Travel Distances

Colindale Underground Station (Northern Line)- 0.8 miles  
A406 - 2.3 miles  
M1 (Junction 1) - 2.6 miles  
Central London - 10.4 miles

Source: Google Maps

### Viewings

Through prior arrangement with sole agents Telsar.

### Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



For further information or to arrange a viewing, please contact sole agents:

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