



WAREHOUSE TO LET | 2,336 SQ FT
UNIT 14, CAPITOL INDUSTRIAL PARK, LONDON, NW9 0EQ

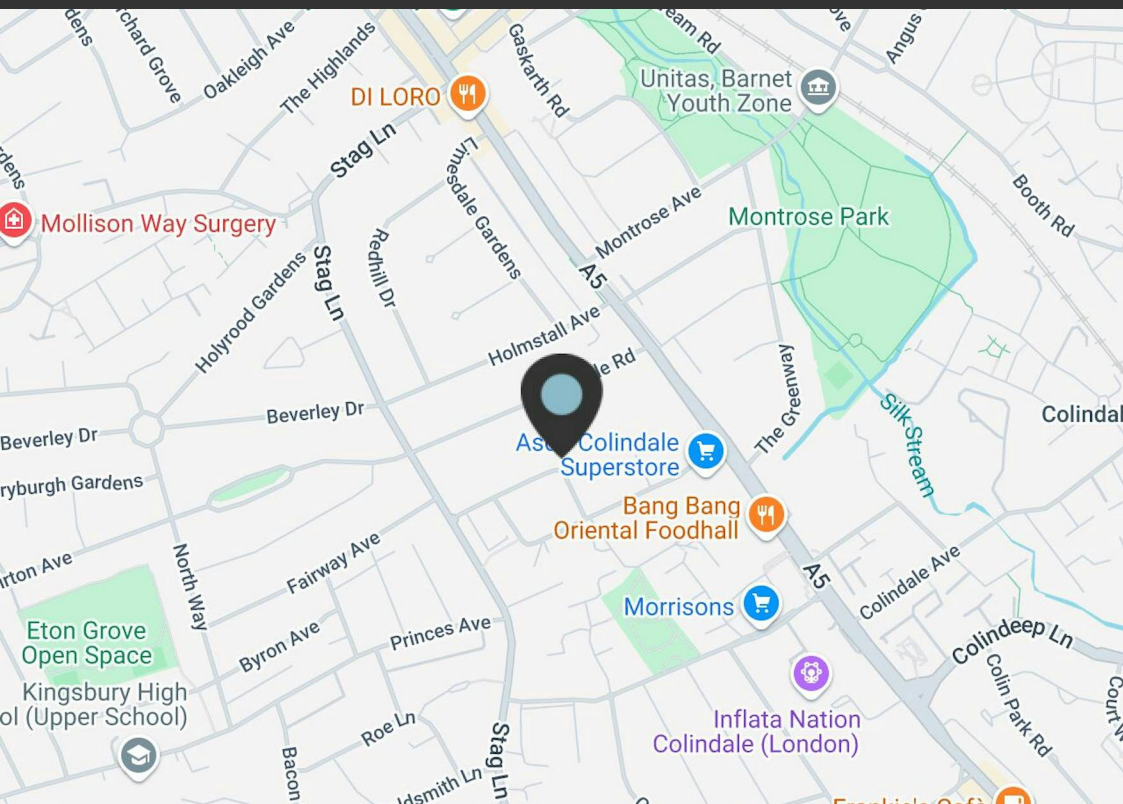
REFURBISHED MODERN WAREHOUSE/INDUSTRIAL UNIT

- Electric Roller Shutter Loading Door
- 3-Phase Power Supply (100amp per Phase)
- Gas Supply
- Fire, Smoke & Security Alarms



DESCRIPTION

The premises comprise of a refurbished end of terrace Warehouse/Industrial building in open plan with an eaves height of approximately 23'6" from the sides of the building to 25'6" to the apex of the roof. Within the ground floor area is a kitchen area with modern kitchen units. The premises have refurbished Male and Female WC's/Washrooms. Amenities include; Electric powered steel roller shutter loading door, 3-Phase Power Supply with 100amps per Phase, Gas Supply, LED Lighting, Fire, Smoke and Security Alarms, Concrete Floor and six allocated car parking spaces.



LOCATION

The premises are situated at the end of a modern industrial estate in Capitol Way in Colindale located between the A5 Edgware Road to the east and Stag Lane to the west. The colindale shopping area is located close by with retailers such as ASDA Super Store, M & S Foodstore and Starbucks Coffee Shop. Colindale (Northern Line) Underground Station is located close by in Colindale Avenue.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse/Industrial	2,336	217.02	Available

RENT

£55,000 per annum (£23.54 per sq. ft.)

RATES & CHARGES

Service charge: £3,067 per annum Building Insurance

Estate charge: £2,000 per annum

Rates payable: £19,246.50 per annum

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 15/10/2025