



SINGLE STOREY FACTORY WAREHOUSE

6J West Mews

West Road, London, N17 0QT

Modern Single Storey Factory / Warehouse Unit With Parking

To Let

4,700 sq ft
(436.64 sq m)

- Newly Installed Insulated Roof
- Warehouse In Clear Space
- Electric Front Roller Shutter Door
- Eaves Height 9.224 Metres
- Own Front Yard
- Parking For 3-4 Cars
- Carpeted Mezzanine Offices
- Fitted Kitchen & Toilets
- External Front Door Electric Security Shutter

Summary

Available Size	4,700 sq ft
Rates Payable	£21,930 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Location

The premises are situated on the east side of West Road, close to the junctions of Willoughby Park Road, Brantwood Road, Northumberland Park and Waterhead Way. Transport facilities are good with Northumberland Park British Rail Station being close by. Numerous bus routes also serve the area.

Description

Comprises a self-contained, modern, refurbished, single storey factory/warehouse unit with mezzanine offices and parking. The unit benefits from a newly installed insulated roof, warehouse in clear space, electric front roller shutter door, 9.224 m eaves height parking for 3-4 cars, 3 phase power, toilets, kitchen and carpeted mezzanine offices.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	3,800	353.03	Available
1st - Mezzanine	900	83.61	Available
Total	4,700	436.64	

Rent

£60,000 pax

Lease

An Assignment of a full Repairing & Insuring Lease for term of 20 years from September 2021, subject to 5-yearly upward only rent reviews. The upcoming rent review in September 2026 the Landlord is seeking a rent of £75,000 pax.

EPC

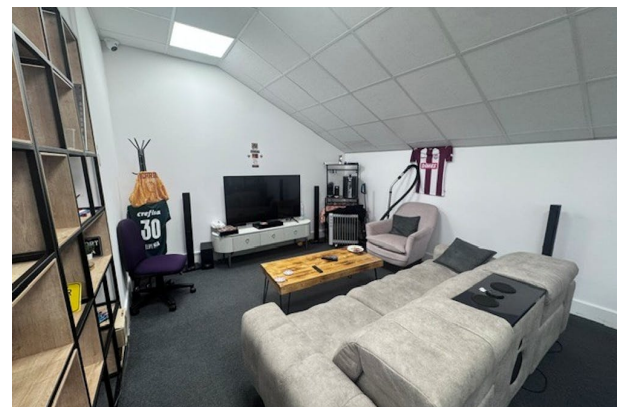
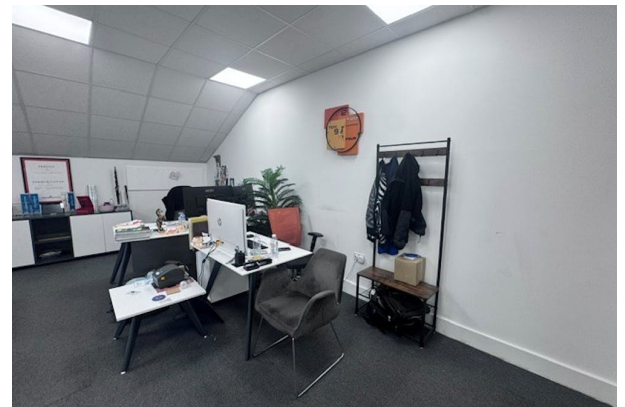
D 96

Identification

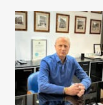
In accordance with Anti-Money Laundering Regulations, two form of identification will be required from the successful tenant.

Viewing

Strictly by appointment through Sole Agents Above



Viewing & Further Information



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