

UNIT 2/3 ARTESIAN INDUSTRIAL ESTATE

STONEBRIDGE, NW10 8RW

FOREST
REAL ESTATE

TO LET

2,086 SQ FT

***OFFER* 1st year at half rent when taking a 5 year lease!**

Key Features

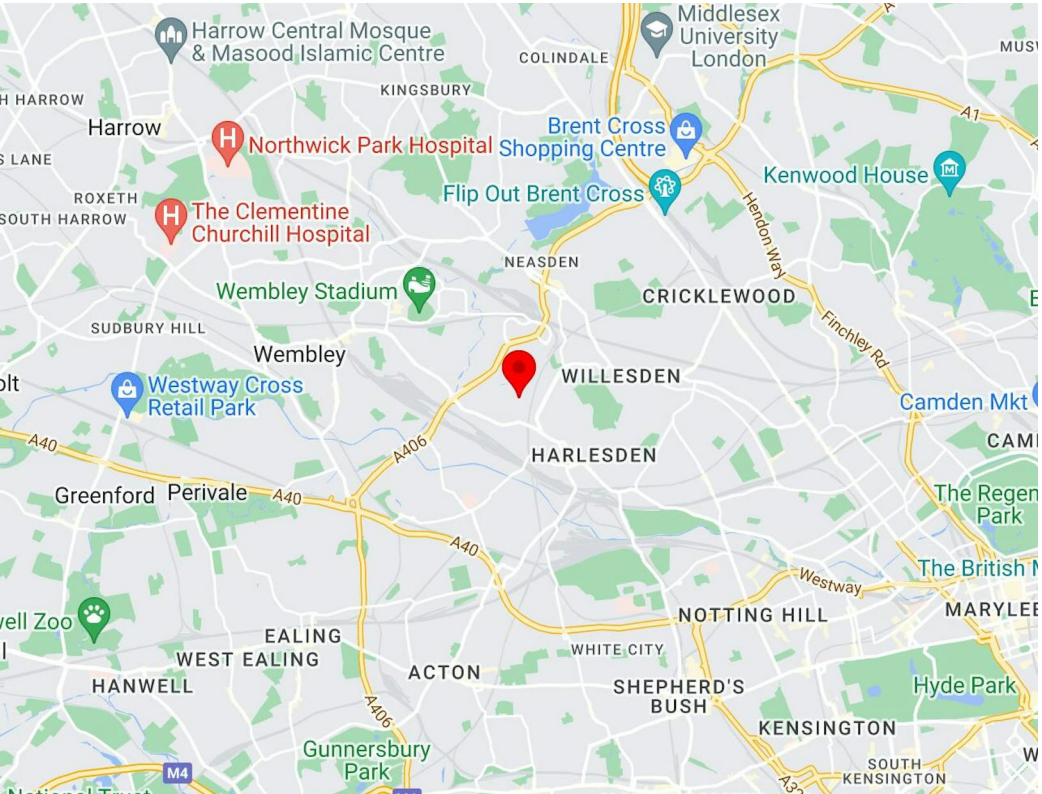
- 3 Phase Power
- Roller Shutter
- CCTV
- Ceiling Heights of 4.1m - 5.4m
- 24/7 Access
- Parking Available On Site





Unit 2/3 Artesian Industrial Estate
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Description

Artesian Industrial Estate comprises of a selection industrial terrace units suitable for a wide range occupiers from storage to light manufacturing.

Occupiers would benefit from a roller shutter door, 3 phase power, sealed concrete flooring, and as well as first come first serve parking within the estate.

Please note leisure or gym occupiers will not be considered, as these units only benefit from use class B2/B8.

Location

This estate is located only a few minutes away from the A406 providing excellent accessibility to various parts of London and the surrounding areas, with both the A40 and M1 being within close proximity making it efficient for logistics and access to a wide customer base.

Both Harlesden and Stonebridge Park Station are circa one mile away, as well as Brentfield Road benefitting from local bus routes.

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable	Service charge	Availability
Unit - 2/3	2,086	193.80	On Application	£4,931.90 /annum	Available
Total	**2,086**	**193.80**			

Lease	New Lease
Rent	£50,450 per annum
Rates	Tenant to make enquiries to the London Borough of Brent.
Service Charge	£4,931.90 per annum
VAT	Applicable
EPC	On application

Contact

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