

496 CHURCH LANE

Kingsbury, London, NW9 8UA

A selection of 4 warehouse units located in a prominent position in Kingsbury

4,520 TO 21,000 SQ FT

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Summary

Available Size	4,520 to 21,000 sq ft
Rent	£15 per sq ft
Business Rates	Interested parties are to make their enquiries to The London Borough of Brent.
EPC Rating	E (106)

Key Features

- Selection of 4 warehouses
- Concrete floor
- Forecourt parking
- Ceiling heights of up to 9m
- Available now

Description

The warehouse totals 21,000 ft2 and can be split to create 4 smaller units from 4,520 ft2. The property was previously occupied by 'Express Dairy' as a distribution centre.

The warehouse offers good ceiling heights of up to 9m and good vehicular access. There are also a variety of ground floor offices.

The property does require an internal renovation.

Location

The property is located within a short drive of the Edgware Road (A5), The North Circular Road (A406) and Junction 1 of the M1 Motorway.

The shops, restaurants and cafes of Kingsbury Road are within a short walk, as is Kingsbury Station (Jubilee Line) is walking distance.

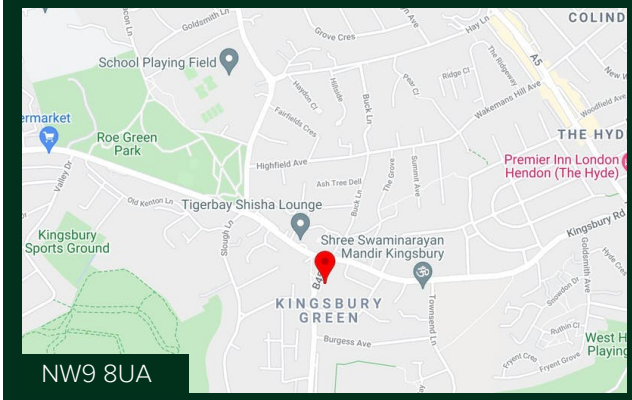
VAT

No VAT.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Availability
Unit - 1	5,080	471.95	£76,200 per annum	Let
Unit - 2	5,597	519.98	£83,955 per annum	Let
Unit - 3	4,606	427.91	£69,090 per annum	Let
Unit - 4	4,520	419.92	£67,800 per annum	Let
Ground - Whole	21,000	1,950.96	£315,000 per annum	Let







Viewing & Further Information

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