

INDUSTRIAL TO LET | 7,012 SQ FT

UNIVERSAL TYRES, COLIN ROAD, WILLESDEN, NW10 2ED

RARELY AVAILABLE WILLESDEN INDUSTRIAL / WAREHOUSE BUILDING SUITABLE FOR STORAGE AND INDUSTRIAL USES

- 3 x full height roller shutters
- Good ceiling heights
- Office / reception area with pedestrian access
- Versatile rear mezzanine
- Short walk to Dollis Hill Station (Jubilee Line) and walking distance to Neasden Station (Jubilee Line)
- Forecourt parking
- Good natural light via crital windows and translucent roof tiles
- The freehold is also available at offers in excess of £1,250,000



DESCRIPTION

The property comprises a substantial, predominantly open-plan industrial / warehouse building arranged over the ground floor with additional mezzanine accommodation. The ground floor extends to approximately 5,547 sq ft and provides an open warehouse area with good internal ceiling heights, natural light and excellent loading facilities via three full-height roller shutter doors fronting Colin Road.

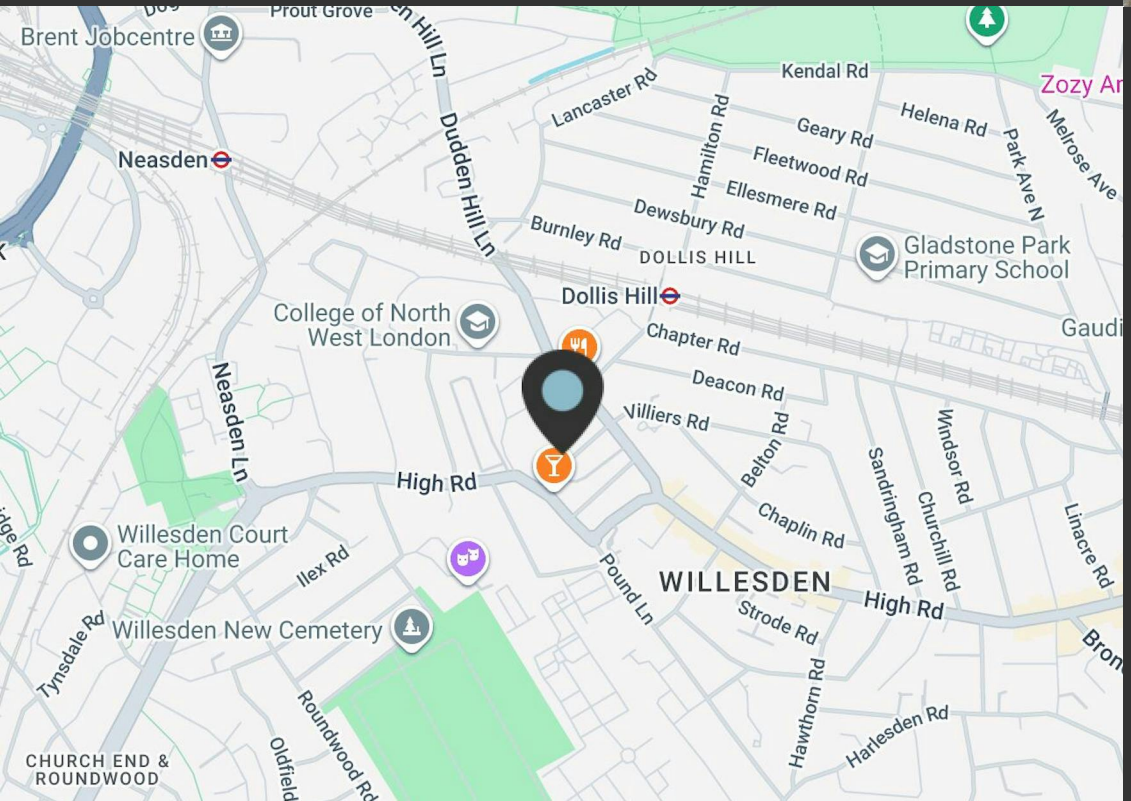
The premises also benefit from a reception / office area with separate pedestrian access, together with additional office and ancillary accommodation.

To the rear of the building is a versatile mezzanine extending to approximately 1,465 sq ft, providing additional storage or operational space.

Externally, the property benefits from a forecourt area providing parking and direct loading access.

The accommodation would suit a range of industrial, warehouse, storage and distribution occupiers, subject to the necessary consents.





LOCATION

The property is situated on Colin Road, Willesden, NW10, within an established commercial and industrial area of North West London. The location benefits from good access to the surrounding road network, with the A406 North Circular Road and A5 Edgware Road providing connections to Central London, the M1 motorway and the wider motorway network.

The property is also well positioned for access to Park Royal, one of London's principal industrial and commercial centres, together with the surrounding areas of Willesden, Harlesden and Wembley.

Public transport links are available via Dollis Hill Underground Station (Jubilee Line), providing connections to Central London.


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AVON
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AVAILABILITY

Name	sq ft	sq m	Availability
Ground	5,547	515.33	Available
Mezzanine	1,465	136.10	Available

RENT

£92,000 per annum

RATES & CHARGES

Service charge: N/A

TERMS

A new lease for a term by arrangement.

EPC

C

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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