

INDUSTRIAL TO LET | 2,833 SQ FT

UNIT 9, CAPITOL INDUSTRIAL PARK, CAPITOL WAY, COLINDALE, LONDON, NW9 0EW

MECHANICAL CAR REPAIR BUSINESS - FOR SALE

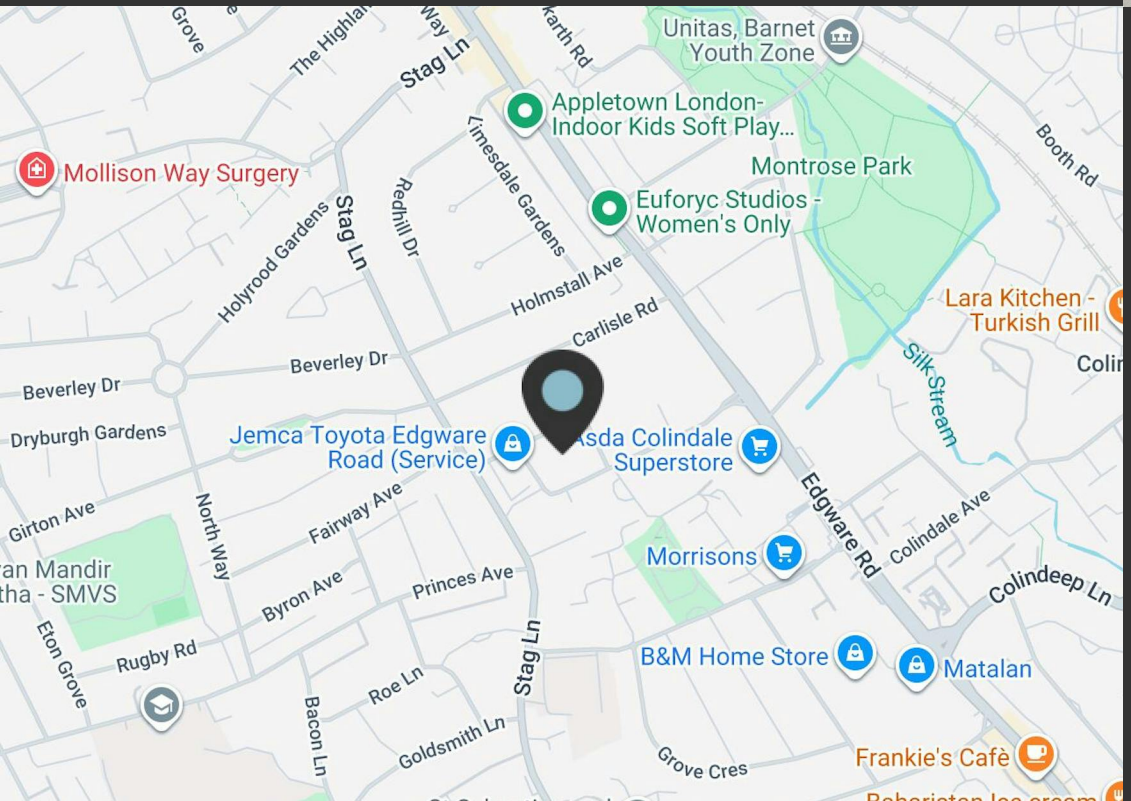
- END OF TERRACE MODERN INDUSTRIAL UNIT
- GROUND FLOOR RECEPTION AREA WITH KITCHEN AND 2 WC'S/WASHROOMS
- MEZZANINE AREA WITH TWO OFFICES AND KITCHEN
- AMPLE FORECOURT PARKING
- 3-PHASE POWER SUPPLY



DESCRIPTION

The accommodation comprises an end-of-terrace Warehouse/Industrial building on a modern industrial estate in Capitol Way in Colindale.
The ground floor is an open plan having an approximate eaves height of 23ft to 25ft 6ins approx., with a front reception area with a Kitchen and two WC/Washrooms. The unit is also accessible via a separate pedestrian entrance leading to the front reception area. The premises has the benefit of 6 allocated car parking spaces fronting the unit along with a large loading area in front of the manual sliding loading door (Width = 12ft 6ins - Height = 16ft).
The ground floor premises have the following internal dimensions: Unit Width = 39ft - Depth = 64ft approx.



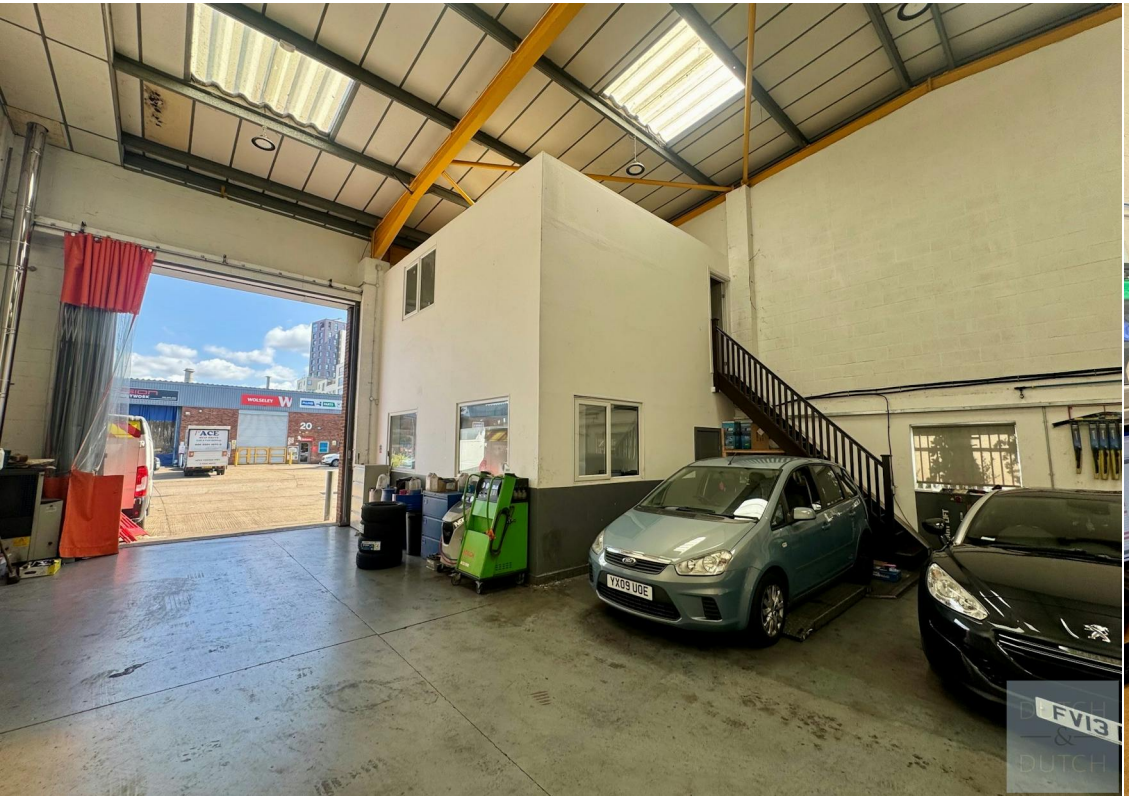


LOCATION

The property is situated on a modern industrial estate in Capitol Way in Colindale located just off the A5 Edgware Road and Stag Lane and in close proximity to ASDA and Morrisons Superstores. Capitol Way is located to the east of the A5 and Stag Lane to the west. Colindale (Northern Line) Underground Station is located close by in Colindale Avenue and the premises are well served by by various bus services.


BOSCH
ACS 999
AA
LJ73 GBP


AA
LJ73 GBP
CCTV in operation


WOLSELEY
20
ACE
FV13



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Car Repair Workshop	2,496	231.89	Available
Mezzanine - Offices	337	31.31	Available

RENT

£60,000 per annum

RATES & CHARGES

Service charge: £1,800 per annum Plus Building Insurance of £1,600 per annum approx.
Rates payable: £23,827.25 per annum

TERMS

The premises are held on a Full Repairing & Insuring Lease for a term of 10 years from the 30th October 2023 with a Rent Review at 5 years and a 'Tenants Only' option to break the Lease at the end of the 5th year of the term subject to the Landlords receiving 6 months prior written notice of the same, at a commencing rent of £60,000 per annum exclusive plus VAT.
PREMIUM: £180,000 for the benefit of the goodwill of the business having a Turnover for the last year of approximately £400,000, and including equipment and Fixtures & Fittings.

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 05/11/2026