

## Unit 2, Phoenix Park, Apsley Way, Staples Corner, London, NW2 7LN

5,552 sq ft (515.80 sq m)

- Modern industrial warehouse
- On site parking
- 6.7m clear height
- Direct access to A406



Modern Industrial Warehouse Unit with direct access to A406

## Location

The property comprises a terraced warehouse unit position on a modern estate fronting on to Apsley Way in NW2. Apsley Way can be accessed directly from the South bound carriageway of the A406 North Circular Road and there is a one-way system via Waterloo Road providing access to the A5 Edgware Road. The property benefits from good access to the motorway network including M1, M40 and M25. Numerous bus routes operate throughout the Staples Corner area and provide access to Willesden Green (Jubilee Line) Underground station and Cricklewood Railway Station. Other occupiers in the area include; JVC, Vitabiotics, Plumb Centre, Screwfix, HSS Hire, Topps Tiles, ToolStation, Howdens, Magnet and Big Yellow.

## Description

The property comprises a modern mid-terrace warehouse / industrial unit of steel portal frame construction.

## Accommodation

The property has been measured on a GEA (Gross External Area) basis

Description	Sq ft	Sq m
Warehouse & Ancillary	4,931	458.10
1st Floor	621	57.69
<b>Total</b>	<b>5,552</b>	<b>515.79</b>

## Specification

Benefits include:-

- \* 6.7 m clear height rising to 8.04 m at the apex.
- \* 3 phase power
- \* 1 electric roller shutter loading door
- \* Allocated parking

## Rates

Interested parties are to make their own enquires through the London Borough of Brent.



## EPC

This property has been graded as D (89).

## Business Rates

Upon Enquiry

## Viewing & Further Information

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