



SHORT LET NOW AVAILABLE
DETACHED SINGLE STOREY RETAIL WAREHOUSE / SHOWROOM
WITH LARGE YARD

950 NORTH CIRCULAR ROAD

Staples Corner, NW2 7JR

Retail

TO LET

16,000 sq ft
(1,486.45 sq m)

- SHORT LET AVAILABLE (FROM 3 MONTHS)
- Located on a self contained site with a 5,000 sqft yard
- Forecourt parking
- Rear loading bay and entrance
- LED Lighting throughout
- CCTV camera system (not tested)
- Available now
- Rear roller shutter

950 North Circular Road, Staples Corner, London, NW2 7JR

Summary

Available Size	16,000 sq ft
Rent	Rent on application
Rates Payable	£56,320 per annum
Rateable Value	£110,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

950 North Circular Road is a detached retail warehouse / showroom in a fantastic and prominent location on the North Circular Road. The property has been fitted to a high standard as a retail showroom and benefits from excellent lighting, a collection of retail / showroom areas and back of house facilities including w/c's, kitchen, storage, and offices.

To the rear of the property is a large 5,000 sqft self-contained yard accessed via a driveway to the side of the property. The rear of the building also benefits from an additional customer entrance and rear roller shutter with dedicated storage / loading bay.

The property is ideal for a retail or showroom operator wishing to have a large presence in a prominent north London location.

Location

The property is located in a prominent position on the North Circular, a very short distance from Staples Corner going east to west at the North Circular Road (A406) & junction 1 of the M 1 Motorway. Neasden Underground Station (Jubilee Line) is 1.5 miles from the property whilst Brent Cross Station (Northern Line) is 2.3 miles.

Accommodation

The accommodation comprises of the following

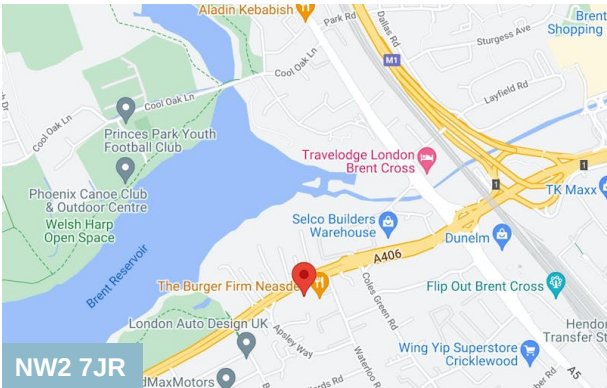
Name	sq ft	sq m	Availability
Ground - Showroom	16,000	1,486.45	Available
Total	16,000	1,486.45	

Viewings

Strictly via the Landlords sole agents, Dutch & Dutch.

Planning

The premise can be used for the purposes of display and sale of bulky, non-food and non-clothing retail goods and for no other purpose within Class A1 of the Town and County Planning Use Order.



Viewing & Further Information



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