



## Prominent Industrial / Warehouse building with yard and parking

### 16-18 CARLISLE ROAD

Colindale, NW9 0HL

### Industrial TO LET

**11,890 sq ft**  
(1,104.62 sq m)

- Side and rear yard space
- First floor offices with gas central heating and air-conditioning
- Good ceiling height 11-22.24 feet
- Kemtech food grade flooring
- Forecourt parking for 6-8 cars
- Electric roller shutter with covered loading bay
- Redecorated and refurbished warehouse
- 3 phase power

Summary

Available Size	11,890 sq ft
Rent	£175,000 per annum
Business Rates	Tenants are advised to rely on their own enquiries.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

16-18 Carlisle Road comprises two interconnected industrial buildings with large connected open plan warehouses at ground floor level and a collection of offices over ground and first floors fronting Carlisle Road. The building has been stripped out to offer open plan storage/light industrial space on the ground floor accessed via a side driveway with a covered loading area and electric roller shutter.

Benefits include: Redecorated, forecourt parking, good ceiling height, good natural light, W/C's and staff kitchen / break out areas.

The property would be ideal for a wide range of storage, light industrial and catering uses subject to the landlords approval and is available immediately.

Location

The premises are situated at the eastern end of Carlisle Road located on the southern side of thoroughfare close to the junction with the Edgware Road at Colindale. The property offers excellent vehicle access and is within close proximity of the M1 Motorway and the A406 North Circular.

Accommodation

The accommodation comprises the following areas:

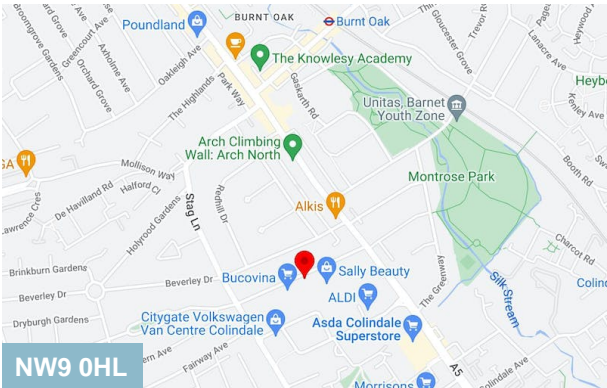
Name	sq ft	sq m	Availability
Ground	10,190	946.68	Available
1st	1,700	157.94	Available
Total	11,890	1,104.62	

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Terms

A new Full Repairing and Insuring Lease for a term by arrangement.



Viewing & Further Information



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