



Units 25|26 & 27| 29| 30
 Capitol Way Ind Est
 Capitol Way
 Colindale
 London
 NW9 0EQ

Other local Occupiers Include:

SCREWFIX

HOWDENS
 JOINERY CO.

BENCHMARK
 Kitchens and Joinery

PLUMB
 CENTER
 a WOLSELEY company

TOOLSTATION

SIG

Brewers
 FOR DECORATING MATERIALS

sally
 salonservices

Trade Counter / Industrial Warehouse Units

TO LET

Circa 4,847 – 10,429 sq ft

Knight
Frank

Grant Mills Wood
 part of ray consulting
www.grantmillswood.com
 020 7629 8501

Location

Capitol Park is conveniently located off the Edgware Road behind the ASDA superstore. The estate is now a well established trade location in close proximity to the Edgware Road.

Other local occupiers include:

Howdens, Screwfix, Benchmarx, Toolstation, Brewers, SIG, Plumb Centre and Sally Salon.

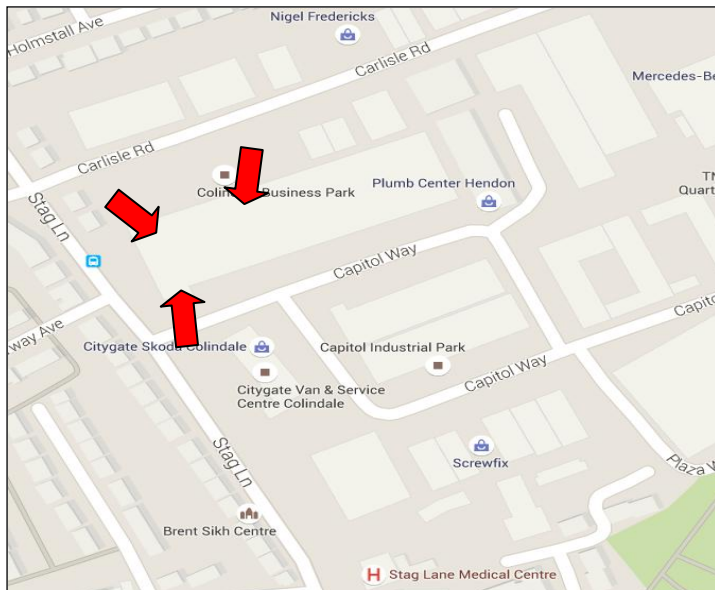
Colindale continues to regenerate and there are now a large number of residential development sites in close proximity to the estate.

Colindale underground station is approximately 15 minutes walk or alternatively bus 303 from the station stops outside the ASDA a short walk from the premises.

Rates / EPC

Rates - Interested parties are advised to make their own enquiries.

An EPC will be available following VP.



Description

The units are well located in an established trade location. Units 29 and 30 are opposite Screwfix and Toolstation with Brewers adjacent offering good trade counter profile and signage opportunities. The units are all steel portal frame construction with part brick part clad elevations.

The units have eaves heights of approx 6.15m rising to approx 7m at the apex. At the front of the units there is a good parking provisions and loading area.

Floor Areas (TBC – approx only) GEA

	Sq ft	(m ²)
Unit 25	5,131	(476.68)
Units 26/27	10,429	(968.89)
Unit 29	4,938	(458.76)
Unit 30	4,847	(450.30)

*Units 25 & 26/27 and 29 & 30 can combine

Legal Costs

Each party is to bear their own legal costs.

Service Charge & Insurance Premium

For service charge and insurance premium figures please contact the agents.



Terms

Unit No.	Sq ft	Per sq ft	Per Annum
25	5,131	£14.75	£75,682
26/27	10,429	£14.25	£148,613
29	4,938	£15.50	£76,539
30	4,847	£15.50	£75,129

Rents are exclusive plus VAT. *Subject to Contract.*



Viewing

Viewings are available strictly by appointment through Knight Frank and Grant Mills Wood:-

Jonathanh@grantmillswood.com | Davidt@grantmillswood.com
020 7629 8501

Gus.haslam@knightfrank.com | James.Maskey@knightfrank.com
020 7629 8171

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