



CAPITOL PARK

Colindale | London NW9 0EQ

TO LET

A PAIR OF TRADE
COUNTER AND WAREHOUSE UNITS

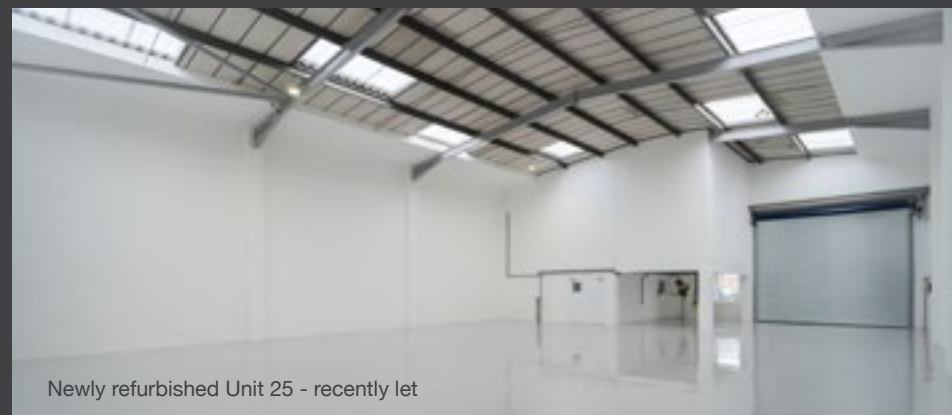
4,847 – 9,785 sq ft
(450 – 907 sq m)

TO BE
REFURBISHED

- High quality trade counter and warehouse units
- Superb trade counter location amongst national brands
 - Fitted first floor offices
 - 6.15m clear height



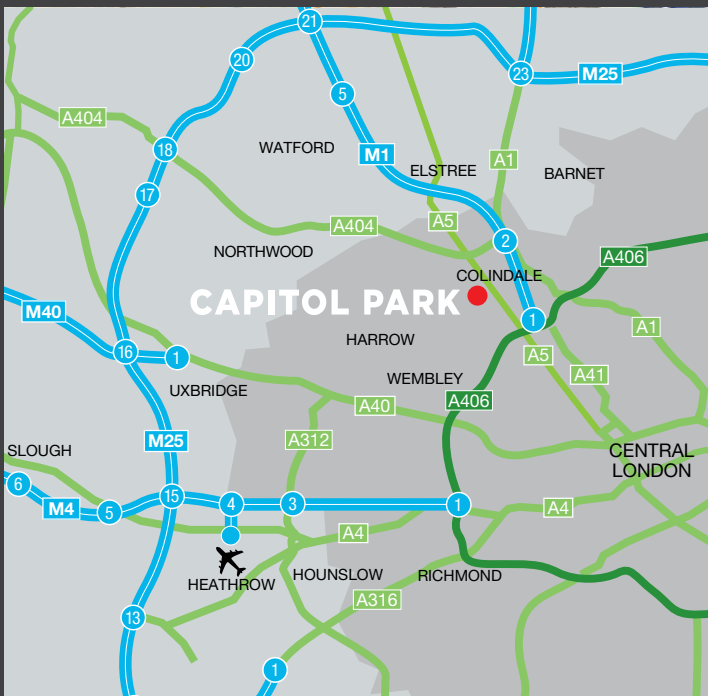
Newly refurbished Unit 25 - recently let



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Other Capitol Park occupiers include:





ACCOMMODATION Approx GEA:

Unit 29	sq ft	sq m
Warehouse	3,478	323
Ground Floor Office	730	67
First Floor Office	730	67
Total	4,938	457

Unit 30	sq ft	sq m
Warehouse	3,439	320
Ground Floor Office	704	65
First Floor Office	704	65
Total	4,847	450

Combined Total	9,785	907
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LOCATION

- Prime North West London location
- Located close to the Edgware Road (A5) behind the ASDA and Morrison stores
- Approximately 1.5 miles north of North Circular Road (A406) and Junction 1 M1
- Colindale Station (Northern Line Zone 4) is less than 15 minutes walk
- The 32,142, 303 and N16 buses provide access to Watford and Edgware

SPECIFICATION

- Internal clear height of 6.15m, rising to 7m at the apex
- First floor fitted offices
- Ground floor under croft for trade counter use, offices or welfare
- Level loading doors
- Allocated car parking
- Generous loading aprons



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EPC RATING (prior to refurbishment)

Unit 29 : D-98 Unit 30 : D-98

RATEABLE VALUE

Interested parties should make their own enquiries with Brent Billing Authority. Tel: 03000 501 501

TERMS

The units are available by way of a new FRI leases, on terms to be agreed. Quoting rents available upon request.



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DESIGNED BY
HEKKTA