



CAPITOL PARK

Colindale | London NW9 0EQ



FULLY
REFURBISHED

26-27

TO LET

WAREHOUSE UNIT

10,423 sq ft
(968 sq m)



Prominent warehouse unit
with potential for trade
counter use

Fitted offices

6.15m clear height

Other Capitol Park occupiers include:



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
- Warehouse lighting
- Level loading door
- Allocated car parking
- Generous loading apron

EPC RATING

C-74

RATEABLE VALUE

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

TERMS

Unit 26/27 is available by way of a new FRI lease, on terms to be agreed. Quoting rent available upon request.



020 7629 8171

KnightFrank.co.uk

GUS HASLAM
gus.haslam@knightfrank.com
T: 020 7861 5299
M: 0788 5596 877

JAMES MASKEY
james.maskey@knightfrank.com
T: 020 7861 5299
M: 07770 013 152

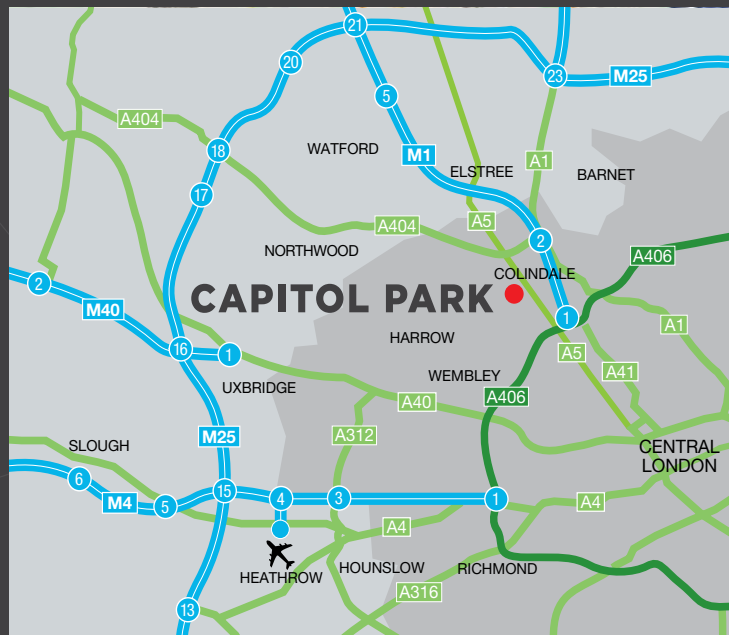


www.grantmillswood.com

020 7629 8501

JONATHAN HAY
Jonathanh@grantmillswood.com
T: 020 7659 5986
M: 07798 605 532

DAVID THEOBALD
davidt@grantmillswood.com
T: 020 7659 5983
M: 07974 231 352



ACCOMMODATION

Approx GEA:

Unit 26/27	sq ft	sq m
Warehouse	8,961	832
Ground Floor Office	731	68
First Floor Office	731	68
Total	10,423	968



These particulars are provided as a general guide only. Insofar as they contain an offer, such is subject to contract. No representation or warranty is intended to be made or given by these particulars, nor have Knight Frank, Grant Mills Wood nor any of their employees any authority to make or give any representation or warranty relating to this property. It is requested that all negotiations be conducted through the joint sole agents. All terms quoted are exclusive of VAT. All floor areas are approximate. April 2018.

DESIGNED BY
HEKTA