



Unit D
The Apsley Centre
Apsley Way
Staples Corner
London
NW2 7LN

Local Occupiers include:



Trade Counter/Warehouse/Industrial Opportunity

TO LET

3,382 sq ft (314m²)



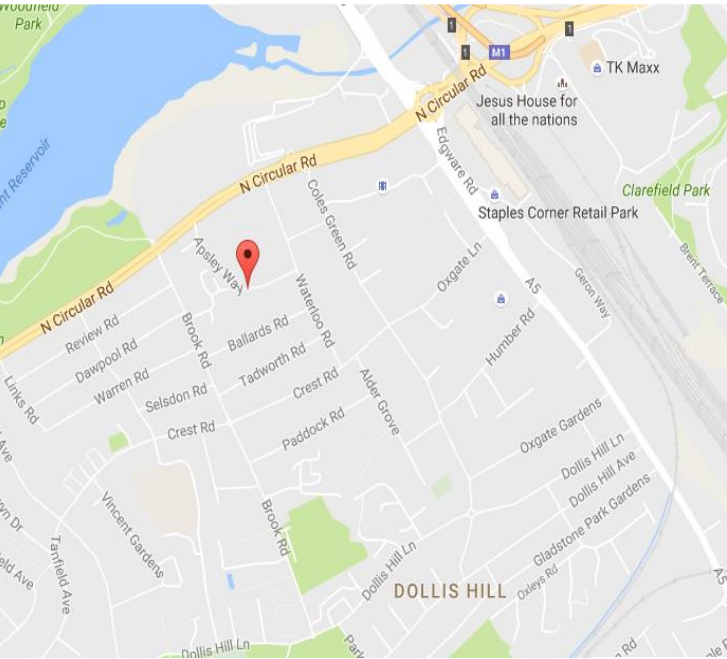
Location

The property occupies a mid-terrace position on a prominent estate fronting on to Apsley Way in NW2. Apsley Way can be accessed directly from the South bound carriageway of the A406 North Circular Road and there is a one-way system via Waterloo Road providing access to the A5 Edgware Road. The property benefits from good access to the motorway network including M1, M40 and M25.

Numerous bus routes operate throughout the Staples Corner area and provide access to Willesden Green (Jubilee Line) Underground station and Cricklewood Railway Station. Other occupiers in the area include; JVC, Vitabiotics, Plumb Centre, Screwfix, HSS Hire, Topps Tiles, ToolStation, Howdens, Magnet, Window Parts and Big Yellow.

Terms

A new full repairing and insuring lease is available on terms to be agreed at a rent of **£55,800 per annum** exclusive (£16.50 per sq ft), plus VAT. Subject to Contract.



Googlemaps

Description

The property comprises a single-storey, mid-terrace warehouse / industrial unit of steel portal frame construction with a height of 6.5m to the underside of the haunch rising to 7.6m at the apex. The unit has integral ground and first floor office accommodation and benefits form the following amenities,

- 3 phase power
- Roof light providing good levels of natural light
- Up & Over shutter (W-3.7m, H-5.0m)
- Gas central heating
- 5 car parking spaces (further parking available on the road)

Floor Areas (Gross Internal Area)

Unit D, The Apsley Centre	Sq ft	(m ²)
Ground Floor - Warehouse	2,813	261
First Floor - Offices	569	53
<u>Total</u>	<u>3,382</u>	<u>314</u>



Rates

Interested parties are to make their own enquires through the London Borough of Brent.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property April 2018.

Viewing

Viewings are available strictly by appointment through sole agents:-

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