

Unit 9
Garrick Industrial
Estate
Irving Way
London
NW9 6AQ



Industrial / Warehouse Opportunity in Hendon

TO LET

6,181 sq ft (574 m²)

Location

The estate occupies a convenient location just off the A5 Edgware Road providing good connections to the A406 North Circular Road, M1 and routes into central London. The area is well served by public transport with a number of bus routes passing close to the estate.

Hendon train station is located a few minutes' walk to the south of the property providing good access to the central London transport system via London St Pancras International (approx. 15 minutes journey time).

Floor Areas (Gross External Area)

Unit 9 Garrick Industrial Estate	Sq ft (GEA)	m ² (GEA)
Ground Floor – Warehouse & Office	4,801	446
First Floor – Office	1,085	101
First Floor – Storage	295	27
TOTAL	6,181	574

Description

Unit 9 is a mid-terrace warehouse / industrial unit of steel portal frame construction. The property benefits from the following amenities:

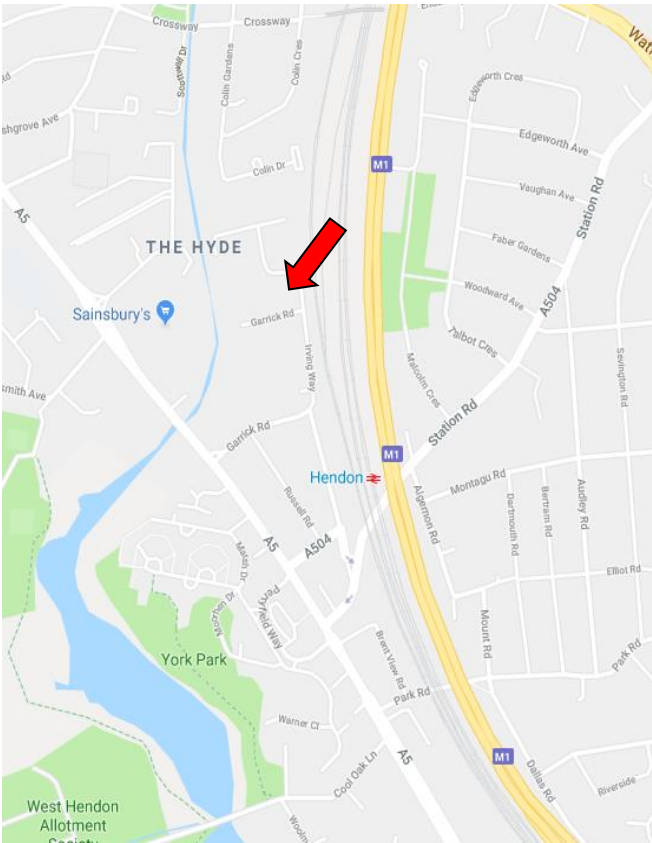
- Eaves height of 4.3m rising to 5.65m at the apex
- Roof lights
- 1 full height electric loading door
- 3 phase power
- Capped gas supply
- Forecourt and 8 allocated parking spaces
- Ground & First floor offices
- Male & Female W.C. facilities

Terms

A new full repairing and insuring lease is available directly from the landlord on terms to be agreed. The quoting rent is **£95,800.00 per annum (£15.50 per sq ft)** plus VAT.

Rates

We understand the rateable value of the property is £57,500. The rates payable for 2018/19 therefore equate to £28,347.50. Interested parties are advised to make their own enquires via the London Borough of Barnet.



@GoogleMaps



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Viewing

Viewings are available strictly by appointment through sole agents: -

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