DUTCH & DUTCH

AVAILABLE TO LET

1 Carlisle Road, Colindale

1 Carlisle Road, London, Greater London NW9 0HD

Refurbished Industrial/Warehouse/Office Building with Parking

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Refurbished Industrial/Warehouse/Office Building with Parking

The premises comprise of a newly refurbished ground floor Industrial/Warehouse premises (with a new concrete screed floor and electrics), arranged in three large open plan areas with three roller shutter loading doors along with four storage rooms and a front reception area with two adjoining front offices.
The first floor offices have similarly been refurbished and is divided to form two large open plan office areas with Aluminium Double Glazed Windows, New Gas Central Heating System, new wood laminate flooring and a new modern kitchen. There are ample refurbished WC's/Washrooms on the ground and first floors.
The premises have the benefit of forecourt parking for several cars plus self-contained yard areas to the left hand side and to the rear of the building.

Rent	£165,500 per annum
Est. rates payable	£32,784 per annum
Rateable value	£66,500
UBR 2019/2020	0.493
Building type	Industrial
Planning class	B2
Secondary classes	B1, B8
Available from	02/03/2020
Size	11,818 Sq ft
VAT charges	We are advised by the Landlords that VAT is to charged on the rent
Lease details	A New Full Repairing & Insuring Lease will be granted for a term by arrangement.
EPC category	C

Marketed by: Dutch & Dutch

For more information please visit:
http://example.org/m/47169-1-carlisle-road-colindale-1-carlisle-road

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The entire building has just been newly refurbished

New Concrete Screed Floor to Ground Floor Industrial/Warehouse Area

New Electrics

Refurbished First Floor Offices with new Kitchen, new Gas Central Heating System and new Wood Laminate Flooring

Aluminium Double Glazing to Windows fronting Carlisle Road

New Fire and Security Alarms

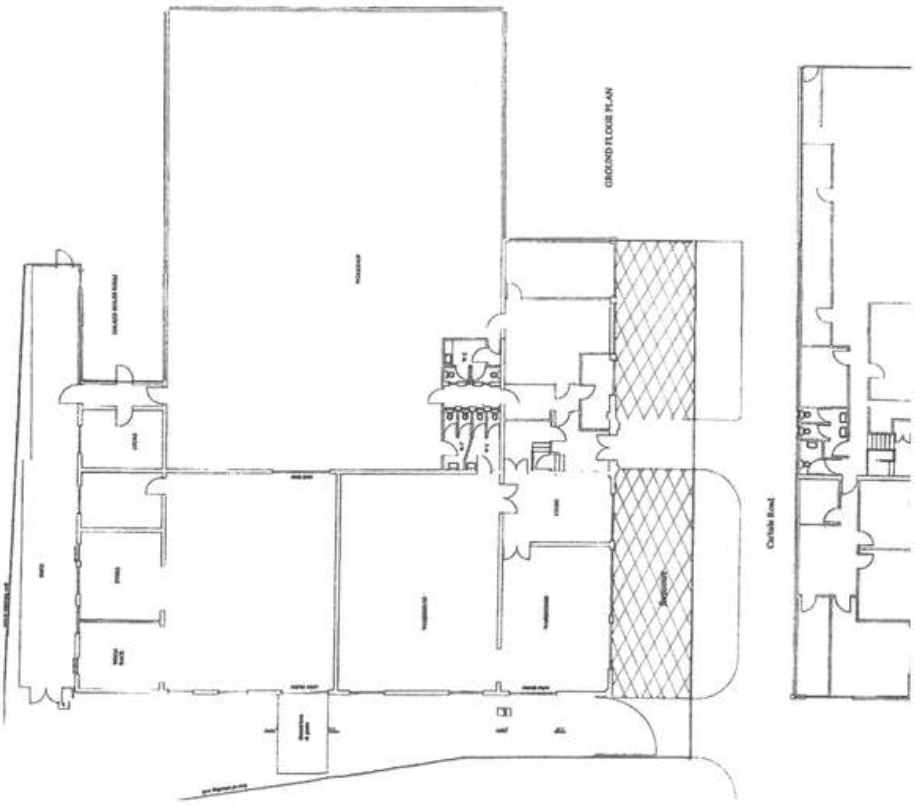
New LED Lighting throughout the Building

1 Carlisle Road, Colindale, 1 Carlisle Road, London, Greater London NW9 0HD

Data provided by Google

Units & availability

Unit	Size sq ft	Status
Ground Floor Industrial/Warehouse	9,806 GIA	Available
First Floor Offices	2,012 GIA	Available
Total	**11,818**	



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Floors & availability

Unit	Size sq ft	Status
Ground Floor Industrial/Warehouse	9,806 GIA	Available
First Floor Offices	2,012 GIA	Available
Total	**11,818**	

Location overview

The property is situated in an Industrial road located at the western end of Carlisle Road being close to the junction with Stag Lane and with the main arterial A5 Edgware Road situated to the East. Colindale (Norther Line) Underground Station is close by in Colindale Avenue.

Airports

London Heathrow 11.6m, London City 15.2m, London Luton 19.8m

National rail

Mill Hill Broadway 1.5m, Hendon 1.6m, Kenton 2.3m

Tube

Burnt Oak 0.5m, Colindale 0.7m, Queensbury 0.8m

Estimated rates

£32,784.00 per annum

Viewings

Strictly by appointment with the Landlords Joint Sole Agents;
Dutch & Dutch (020 7794 7788) and David Charles (020 886 0001)

Legal costs

Each side is to be responsible for their own legal cots incurred on a letting.

VAT

We are advised by the Landlords that VAT is to charged on the rent

Planning class

B2

Secondary planning class

B1 and B8

Lease summary

A New Full Repairing & Insuring Lease will be granted for a term by arrangement.

Notes:

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Dutch & Dutch

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Quote reference: 1 Carlisle Road NW9 0QS

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.