

SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT TO LET



STEELE ROAD, PARK ROYAL, NW10 APPROX 1,850 SQ FT (172 SQ M)

LOCATION:

The premises are situated in Steele Road, off Barrett's Green Road, which in turn is off Acton Lane (B4492), in the heart of Park Royal. The nearest station is Harlesden (Bakerloo Line and British Rail) which is less than ½ mile away.

DESCRIPTION:

Comprising a single storey brick built steel framed industrial unit. The internal height ranges from approximately 9' 6" to 24' in part. The unit has the benefit of 3 phase power, fluorescent strip lighting and gas fired central heating.

There are two offices to the front of the building together with a shower and WC.

AREA:

Industrial / Warehouse	1,300 sq ft approx (121 sq m)
Offices	<u>550</u> sq ft approx (<u>51</u> sq m)
	<u>1,850</u> sq ft approx (<u>172</u>) sq m
External covered storage	275 sq ft approx (26) sq m

TERMS

Lease: The premises are to be let on a new Full Repairing and Insuring Lease for a term of years to be agreed. Short term considered.

Rent: £17,500 per annum exclusive.

RATES:

RV: £16,000 @ 42.6 pence in the £ (2011/12)
Payable: £6,816 pa

LEGAL COSTS:

Each side to be responsible for their own legal costs.

**REFERENCE
CHARGE:**

Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

VIEWING:

**By Appointment only via
Claridges Commercial – 0845 205 0007**

NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.