

INDUSTRIAL AND DEVELOPMENT



Ref No. (023105)

NEW

**QUEENSWAY, ENFIELD, MIDDLESEX EN3
WAREHOUSE/FACTORY/TRADE COUNTER PREMISES
FREEHOLD FOR SALE
6337 SQ FT**

- *Warehouse arranged over 2 storeys with side loading roller shutter
- *There is also a detached stand alone building
- *Arranged as 5 rooms plus loft storage
- *The 1st floor is arranged as reception, 2 WC's, large office area
- *Available Freehold with vacant possession at **£725,000**



(Ref No. 023089)

NEW

**HURRICANE TRADING ESTATE, COLINDALE NW9
WAREHOUSE WITH OFFICES
FOR SALE OR TO LET
1882 SQ FT**

- *Modern warehouse with 1st floor offices and 5 parking spaces
 - *The warehouse has a roller shutter and 3 phase mains supply
 - *The 1st floor offices are fully carpeted with air conditioning & kitchen
- Available freehold at £299,950
Or on a new FRI Lease at £18,000 pa.**



(Ref No. 023079)

NEW

**STEELE ROAD, PARK ROYAL, LONDON NW10
SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT
TO LET
APPROX 1,850 SQ FT**

- *Single storey industrial unit
 - *With 3 phase power, florescent strip lighting & gas fired central heating
 - *There are 2 offices to the front of the building plus a shower & WC
- Available on a new FRI Lease at £17,500 pa**



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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.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 023077)

UNDER OFFER

**STIRLING INDUSTRIAL ESTATE, BOREHAMWOOD WD6
FREEHOLD B1 INDUSTRIAL/OFFICE UNIT
FOR SALE
1819 SQ FT**

- *Industrial unit with 2 mezzanine floors
- *Benefits from gas space heating & a roller shutter to the front
- *2 parking spaces
- *£199,950 for the Freehold interest with vacant possession.**



(Ref No. 023073)

**HOE STREET, WALTHAMSTOW, LONDON E17
INDUSTRIAL WORKSHOPS/STORAGE
TO LET
FROM 456.67 – 8,892.45 SQ FT**

- *Three separate workshop units that are available to rent individually
- *Benefits from roller shutter doors, clear headroom 3m & sodium lighting
- *Available on new FRI Leases/Licence Agreement**
- *From £64 to £296 per week depending upon the size of the unit**



(Ref No. 023065)

**PLANTAGENET ROAD, NEW BARNET, HERTS EN5
AUTO ELECTRICAL
BUSINESS FOR SALE
321 SQ FT**

- *Long established auto electrical business
- *Specialising in vehicle electrics including car stereo, alarm, car phones, tracker and parking sensor installations
- *The premises can accommodate one vehicle undercover and up to 3 vehicles on site
- *Available at £427 per month including Buildings Insurance**
- *A premium of £39,000 sought.**



(Ref No. 023059)

**TOWERS BUSINESS PARK, WEMBLEY HA9
WAREHOUSE WITH 7 PARKING SPACES
TO LET
7,895 SQ FT**

- *Modern warehouse/storage facility
- *Arranged as clear open space on the ground floor
- *With additional mezzanine on the 1st floor
- *Benefits from a purpose built ancillary office/showroom
- *Access is via a full height loading door and there are 7 parking spaces
- *Available on a new Lease at £48,500 pa**



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(Ref No. 023058)

**ALDERTON CRESCENT, HENDON NW4 B1
WORKSHOP/WAREHOUSE/OFFICES
TO LET
2065 SQ FT**

- *Detached building used for offices and manufacturing/storage
- *Arranged as a mixture of open plan offices and production areas
- *The whole area could be opened up to create a large open plan space
- *There is also a 3 phase electricity supply and forecourt parking for 3-4 cars
- *Available on a new FRI Lease at £29,995 pa**



(Ref No. 023043)

**EDGWARE ROAD, LONDON W2
UNIQUE HIGH SECURITY DETACHED COMPLEX
PRESENTLY CAR SHOWROOM/WORKSHOP/B1/B2
APPROX 9,000 SQ FT**

- *Substantial detached building planned on ground & 2 upper floors
- *Available to let for a term expiring September 2014.
- Ground floor - £35 per sq ft pa**
- 1st floors - £20 per sq ft pa**



(Ref No. 023004)

**STANHOPE ROAD, NORTH FINCHLEY, N12
WAREHOUSE AND OFFICES
TO LET
APPROX 13,390 SQ FT**

- *Warehouse building arranged over ground and lower ground floor
- *Plus separate offices on a mezzanine 1st floor area
- *Benefits from parking for 6 vehicles
- *Electric roller shutter, electric goods ramp & part air conditioned offices
- *Available at a commencing rent of £70,000 pa**



(Ref No. 022994)

**CART LANE, CHINGFORD E4
FREEHOLD OFFICE/WORKSHOP
FOR SALE
APPROX 203.89 SQ FT**

AVAILABLE

- *Single storey office with pitched roof
- *Currently being used as an office/small production workshop
- *The premises benefits from electric heating, small kitchen area & WC
- *£65,000 sought**



(Ref No. 022986)

**HOE STREET, WALTHAMSTOW E17
VEHICLE BODYWORK REPAIR BUSINESS
FOR SALE
APPROX 12,000 SQ FT**

REDUCED PRICE

- *Long established vehicle bodywork business
- *Benefits from 1st floor space plus 3 workshops which are sublet
- *All equipment is owned except for 4 leased cars
- *The Company owns 5 courtesy cars which are included in the sale
- *Available on a new FRI Lease at £75,000 pa**
- *£50,000 is required for the benefit of the Lease plus goodwill, fixtures and fittings**



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(Ref No. 022972)

**ST ALBANS LANE, GOLDERS GREEN, NW11
GARAGE/WORKSHOP PREMISES
ASSIGNMENT OF LEASE
APPROX 8167 SQ FT**

- *Ground floor accommodation with B1 use
- *Thought suitable for D1 (STP)
- *The premises have roller shutter access, 2 WC's
- *Plus a small external area
- *Assignment of existing FRI Lease which expires May 2020
at £45,000 pa**



(Ref No. 022955)

**WAREHOUSE/STORAGE/B1 SPACE/YARD
TO LET
TOTAL INTERNAL AREA CIRCA 4000 SQ FT**

- *Warehouse arranged over ground, upper ground & mezzanine floors
- *The premises can be let as a whole or in part
- *The property would suit storage, trade counter, workshop
vehicle repairs and archive storage
- Available at £6.00 per sq ft (terms to be agreed)**



(Ref No. 022923)

**CYGNUS BUSINESS CENTRE
DALMEYER ROAD, LONDON NW10
WAREHOUSE/SHOWROOM WITH OPEN PLAN OFFICES
TO LET
5153 SQ FT**

- *Industrial building arranged over ground and 1st floor
- *With an open plan warehouse/showroom on the ground floor
- *Plus an open plan refurbished office on the 1st floor
- *7 parking spaces
- *Available either as a whole or as 2 separate floors**
- *Ground floor £8 psf (£20,912 pa)**
- *1st floor £10 psf (£25,590 pa)**



(Ref No. 022919)

**WARREN WOOD INDUSTRIAL ESTATE
HIGH ROAD, STAPLEFORD, HERTS SG14
DETACHED INDUSTRIAL WAREHOUSE
WITH YARD & PARKING
TO LET/FOR SALE
16,750 SQ FT**

- *Detached industrial/warehouse unit
- *Could be divided to create a number of smaller lettable areas
- *Available on a new FRI Lease at £4.00 per sq ft**
- *Virtual freehold available - 99 year lease from 2nd December 1996
(expires 1st December 2095) – offers in excess of £1m**
- *Ground Rent - £15,000 pa**



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(Ref No. 022849)

REDUCED RENT

**ALPHA BUSINESS PARK, TRAVELLERS CLOSE
WELHAM GREEN, HERTS AL9
B1 LIGHT INDUSTRIAL/SHOWROOM UNIT
TO LET OR FOR SALE
4,650 SQ FT**

- *Modern light industrial unit with mezzanine offices
- *9 parking spaces
- *Benefits from a glazed facade providing good natural light
- *Roller shutter access

***Available on a new FRI Lease at £25,000 pa or Freehold at £495,000**



(Ref No. 022844)

**IRON BRIDGE CLOSE, GREAT CENTRAL WAY, LONDON NW10
MODERN B1 LIGHT INDUSTRIAL PREMISES
TO LET OR FOR SALE
10,199 SQ FT**

- *Modern building arranged over ground and 1st floor
- *The ground floor is open plan with pedestrian access
- *Electric roller shutter to the warehouse
- *The 1st floor comprises open space, some partitioned offices kitchen & WC's

***Available on a new FRI Lease at £75,000 pa for a term to be agreed or
*Freehold at £1,600,000**



(Ref No. 022709)

**BUSHEY GROVE ROAD, HERTS WD23
LOW COST WAREHOUSE PREMISES
TO LET
2,205 SQ FT**

- *Warehouse/industrial unit
 - *Arranged over ground and first floor with offices and WC
 - *The premises benefit from car parking and a loading area
- *Available on a new flexible Lease at £19,995 pa**



(Ref No. 022679)

**HASSOP ROAD, CRICKLEWOOD, NW2
B1 OFFICE – PRODUCTION – STORAGE
TO LET
APPROX 890 SQ FT**

- *Fully refurbished first floor unit within a two storey building
 - *The 1st floor is arranged as clear space with vaulted ceiling with exposed roof trusses skylights and wood strip flooring
- *Available to let on an FRI basis at £12,000 pa**



**WOODFORD GREEN, ESSEX IG8
WAREHOUSE
TO LET
4,000 – 7,000 SQ FT**

- *Large warehouse which can be partitioned to provide flexible space
 - *The premises benefit from a full height roller shutter and on site parking
- *Available on a new Lease at £7.50 per sq ft**



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**CUMBERLAND AVENUE, LONDON NW10
CATERING UNITS
TO LET
FROM 400 SQ FT TO 4,000 SQ FT**

***24 catering units**

***Features include: drainage, resin floor, onsite showers, WC
changing rooms, storage facilities, onsite offices, parking, gas, water,
24 hour access, CCTV, manned reception and onsite cleaners**

***Available to rent from £1,080 per month (terms to be agreed)**



This is just a small sample of some of the properties we have available and it is best to check with us on a regular basis, as new instructions are being taken daily. All prices quoted are subject to contract and all measurements are approximate. These details are produced in good faith but must not be relied upon and purchasers should make their own enquires and seek professional legal assistance.

Please contact CLARIDGES COMMERCIAL ON 0845 205 0007 – Email: abc@claridges-commercial.co.uk.

THINKING OF SELLING OR LETTING YOUR PREMISES THEN CALL FOR A FREE MARKETING APPRAISAL & VALUATION.

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