

LONIC

020 7486 0900
LONDON & NEW YORK

19 COLINDALE AVENUE,
LONDON, NW9 5DS

WAREHOUSE TO LET WITH
LARGE REAR YARD

8,900 SQ. FT.
827 SQ. M.

COLINDALE CAR WASH

HAND WASH

FULL HAND POLISH

FULL VALET

MINI VALET

CARS 4x4

Henry Windows LTD

Tel: 0203 323 1065

Alarm

Henry Windows Ltd

19 Colindale Avenue London NW9 5DS

COLINDALE CAR WASH

WARNING
Private Parking
Street Cleaning
in Operation



Recycling



1929

Cerenity
HAIR & BEAUTY

020 8200 6688

LOCATION

The property is located on the west side of Colindale Avenue close to its junction with the A5 Edgware Road. The property is easily accessible from the A406, A41 and M1 Motorway. Benefitting from being less than a 5 minute walk from Colindale Northern line Underground Station. In addition the area is part of a massive regeneration plan including 2,500 new homes.

PREMISES

The warehouse totals 8,900 sq. ft. / 827 sq. m. comprising of the entire ground floor. Benefitting from 3 phase power, fitted offices with central heating, a full height loading door at the front, two roller shutter doors at the rear and an eaves height of 19ft 7"/ 6M. There is a large yard at the rear totalling approximately 2,000 sq. ft. and can be accessed via the access road at the rear of the property.

LEASE

A new full repairing and insuring lease is available for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.

APPROXIMATE COSTS

| RENT | BUSINESS RATES PAYABLE | SERVICE CHARGE | TOTAL APROXIMATE COST PER ANNUM & PER CALENDAR MONTH |
|----------------------------|--------------------------|----------------|--|
| £120,000 (£13.50 SQ FT) | £30,000 (£3.40 SQ FT) | N/A | £150,000 £12,500 |

AMENITIES

- Full Height loading door
- Large yard
- Eaves Height 19ft 7"
- Fitted offices with central heating
- Toilet Facilities
- 3 Phase power

Office Area ▼



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827 SQ. M.

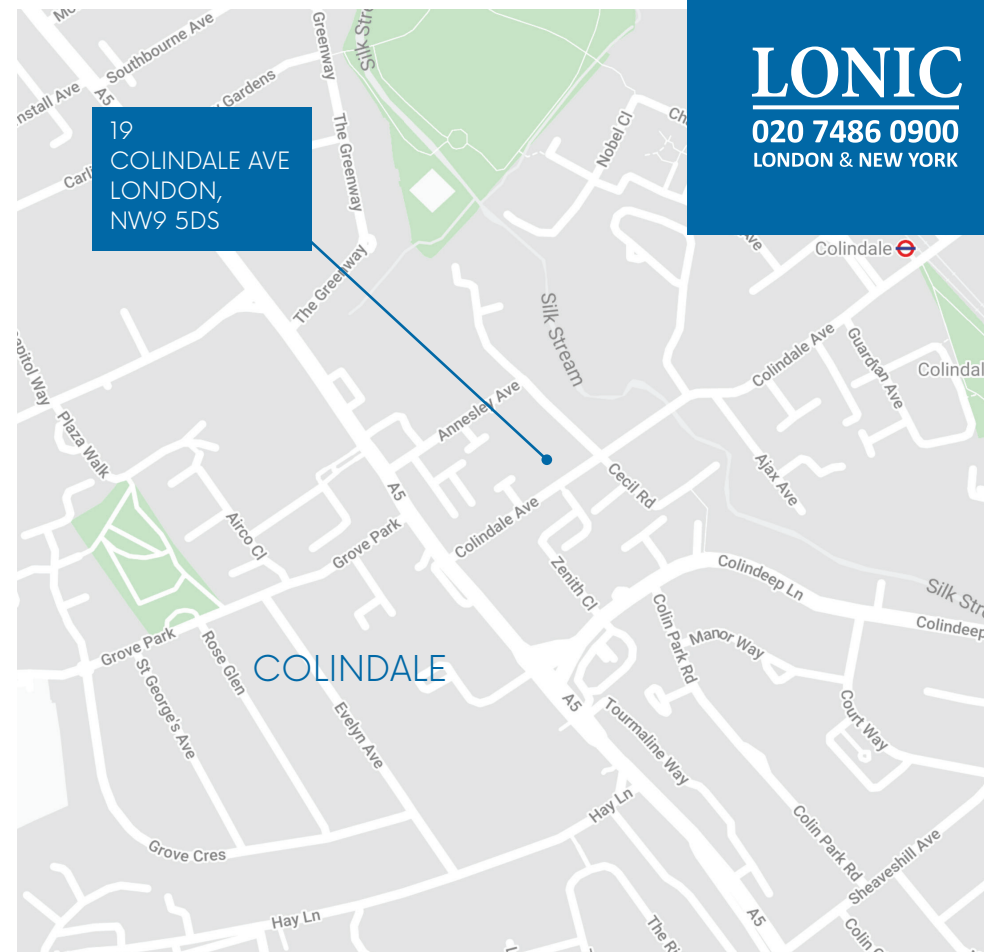
VIEWINGS

Viewings strictly by
appointment through
sole agents:

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▲ Property Location

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