

LEASE ASSIGNMENT OR SUB LEASE

TRADE COUNTER/INDUSTRIAL UNIT WITH SECURE YARD



Former Travis Perkins Depot

Grahame Park Way, Colindale, London, NW9 5QY

6,719 SQ FT (624.17 SQ M) with a **5,205 SQ FT** (483.56 SQ M) SECURE YARD

- Securely fenced and gated site
- Clear eaves height of 5.85m to warehouse rising to 8.15m at roof apex
- Hard-standing concrete
- Trade counter and offices
- 3 phase power, gas & water
- Dedicated loading bay
- Clear open-plan warehouse layout
- WCs & Kitchenette

SECURE GATED SITE ■ GOOD ACCESS TO M1 MOTORWAY ■ MAX EAVES 8.15M



6,719 SQ FT (624.17 SQ M)

Accommodation

AREAS	SQ FT	SQ M
Ground Floor Warehouse	4,540	421.74
First Floor Storage / Office	862	80.05
Trade Counter	1,317	122.38
TOTAL	6,719	624.17
Yard Area	5,205	483.56
Site Area Approx.	17,515	1,627.18

All measurements are approximate and assumed on a gross internal basis (GIA). Interested parties are advised to carry out their own measurement surveys.

LOCATION

The property is situated on Grahame Park Way to the east of its junction with Great Strand and north of its junction with Corner Mead. Brent Cross is approximately 2.5 miles to the south. London Overground services run from Mill Hill Broadway and Northern Line Underground services are available from Colindale Station a short distance to the south. Road communications are afforded by the Great North Road (A1) and the M1 Motorway is to the east.

SAT NAV: [NW9 5QY](#)



DESCRIPTION

The premises comprise a builder's merchant on a site area of approximately 17,515 sq ft (0.40 acres) which includes a large open storage yard, a portal frame warehouse unit, a trade counter and additional storage and offices to the first-floor level. The site is fully self-contained, securely fenced and gated. The open storage land benefits from concrete hard-standing land.

TENURE

Assignment or underletting of existing lease which is held on a full repairing and insuring basis for a term of 25 years from 31st May 2001 expiring 30th May 2026. The lease is subject to a rent review due on 31st May 2021 and has been contracted inside the provisions of the 1954 Landlord & Tenant Act (pt II as amended). Full lease available on request, subject to terms and conditions.

PASSING RENT

The current passing rent is £88,350 p.a. (£13.16 per sq ft) exclusive.

(All prices are subject to VAT)

BUSINESS RATES

For further information, interested parties are advised to contact the London Borough of Barnet (020 8359 2000).

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Trade Counter: C:72 / Warehouse: E:119



For further information or to arrange a viewing, please contact:

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