

COMMERCIAL ESTATE AGENTS & VALUERS

SINGLE STOREY WAREHOUSE

7,000 SQ FT APPROX

TO BE LET

70 COLINDEEP LANE, COLINDALE, LONDON NW9 6HB



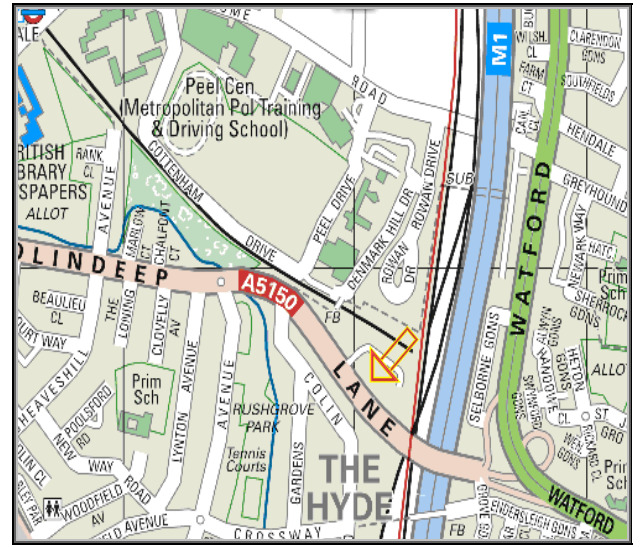
LOCATION

Forming part of a small complex, the premises are within approximately 300 yards of the junction with Watford Way (A41). Excellent road communications are afforded to the Edgware Road (A5), North Circular Road (A406) and the M1 Motorway. Hendon Central Underground Station (Northern Line) and Hendon Station (Thames Link) are within approximately one mile and Brent Cross Shopping Centre, within approximately half a mile.

All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises a single storey warehouse served by an electric roller shutter loading door, affording an approximate gross internal.

FLOOR AREA **7,000 SQ FT**

- AMENITIES**
- * Electric roller shutter door
 - * Eaves height 18'
 - * Three phase power
 - * Sodium lighting
 - * Gas fire overhead heating
 - * 2 WCs including disabled
 - * Kitchen
 - * Mezzanine office
 - * Parking for circa 16 vehicles

TERMS A new full repairing and insuring lease to be granted for a term of up to 5 years subject to a rent review and mutual option to break after 3 years upon 6 months prior written notice. The lease parties are to contract out of the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

RENT £105,000 per annum exclusive plus VAT

RATES Obtained from the www.voa.gov.uk website the rateable value is £57,500 and the rates payable for 2017/2018 are £26,795 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

SERVICE CHARGE Estimated at £10,000 per annum plus VAT to include water rates, building insurance and maintenance of the estate.

EPC To be assessed

LEGAL COSTS Each party to be responsible for their own legal costs incurred.

VIEWING Strictly by appointment through agents as above.

PS. *An adjoining showroom/office of 2,800 sq ft is available to be let – further details, upon application.*

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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
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