



1 Adrian Avenue
London, NW2 1LX

Light Industrial unit

1,996 sq ft
(185.43 sq m)

- 2x Roller shutters
- Reception / welcome area
- Mezzanine comprising 426 sqft
- W/C facilities
- Large open plan unit
- Prominent position on Staples Corner roundabout

1 Adrian Avenue, London, NW2 1LX

Summary

Available Size	1,996 sq ft
Rent	£43,500 per annum
Business Rates	TBC
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprises an open plan ground floor industrial unit of 1,570 sqft on ground floor with a mezzanine comprising 426 sqft. The unit was previously used as a workshop and benefits from a partitioned reception area, 1x electric roller shutter, 1x manual roller shutter, W/Cs, first floor office space and demised parking to the front of the unit.

Location

1 Adrian Avenue is located in a prominent position on Staples Corner which is a major road junction in North West London providing direct access to the A406 North Circular and the M1 motorway.

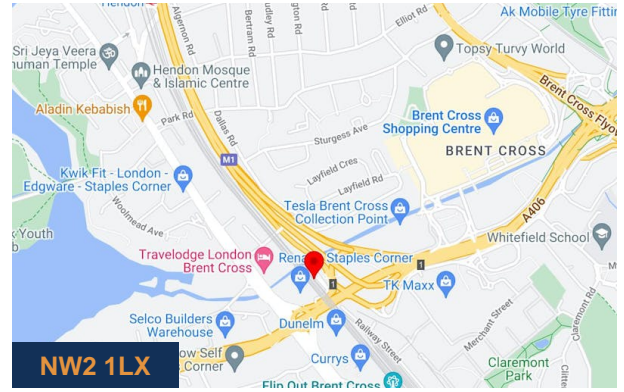
Nearby train stations include Cricklewood (2.0 miles) and Hendon (1.2 miles) which are both on the Midland Main Line and Brent Cross Underground Station (1.2 miles) which is served by the Northern Line.

Brent Cross shopping center is within close proximity to the premises where there are an abundance of shops, restaurants and leisure.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,570	145.86	Available
Mezzanine	426	39.58	Available
Total	1,996	185.44	



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



Lily O'Donnell

020 8429 9009 | 07522 700508

lily@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/07/2024