

# 964 NORTH CIRCULAR ROAD

STAPLES CORNER, NW2 7JR

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FOREST  
REAL ESTATE



# TO LET

## 3,714 SQ FT

### Highly Prominent & Refurbished Warehouse Unit To Let

#### Key Features

- Drive in Bay
- The M1 Motorway is Located Within 0.5 Miles
- 2.2m Ceiling Height
- Electric Shutter
- Newly Decorated
- Phase 3 Supply
- Steel Construction
- Parking Available on a First Come First Served
- Two Access Points
- Available Now

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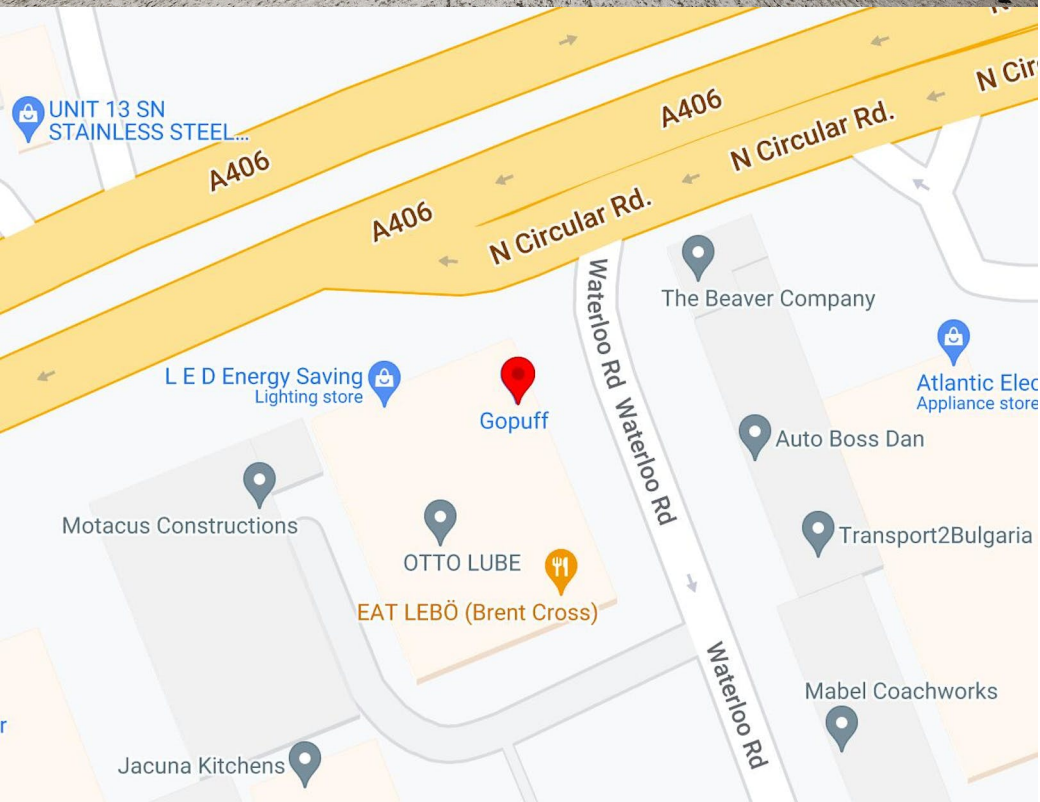
## Description

This prominently positioned warehouse stands along the North Circular Road, offering 3,714 ft<sup>2</sup> of B8 storage and distribution space. The facility directly faces the North Circular, benefiting from a daily traffic flow of over 76,000 vehicles passing by.

## Location

The property is situated along the North Circular Road (A406). Junction 1 of the M1 Motorway is conveniently located just about 0.5 miles away.

Hendon Station, positioned approximately 1.2 miles to the north, serves the estate with convenient rail access. Additionally, bus stops outside the estate offer transportation options towards Edgware and Brent Cross.









# Availability

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<b>Lease</b>	Sublease
<b>Rent</b>	£40,000 per annum
<b>Rates</b>	N/A
<b>Service Charge</b>	£11,189.52 per annum Inclusive of fibre broadband and business rates
<b>VAT</b>	Applicable
<b>EPC</b>	B

# Contact

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