

UNIT 2/3 ARTESIAN INDUSTRIAL ESTATE

STONEBRIDGE, NW10 8RW

FOREST
REAL ESTATE

TO LET

2,086 SQ FT

Industrial Units To Let Within Minutes of the A406.

Key Features

- 3 Phase Power
- Ceiling Heights of 4.1m - 5.4m
- Roller Shutter
- 24/7 Access
- CCTV
- Parking Available On Site

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Description

Artesian Industrial Estate comprises of a selection industrial terrace units suitable for a wide range occupiers from storage to light manufacturing.

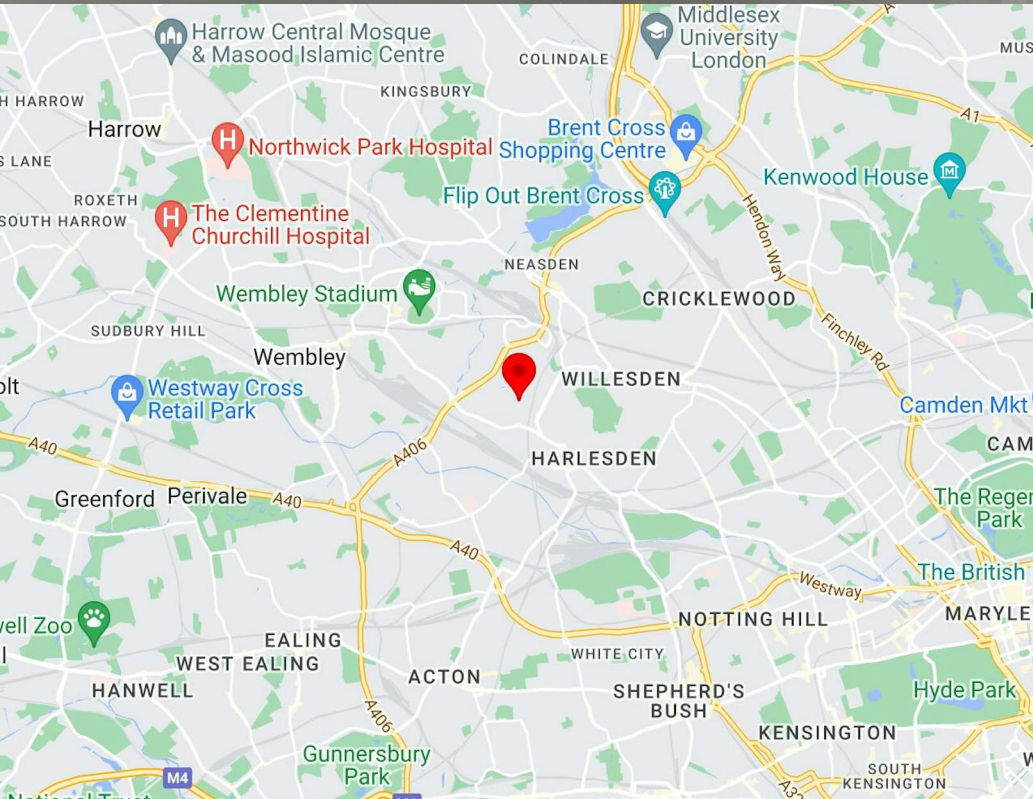
Occupiers would benefit from a roller shutter door, 3 phase power, sealed concrete flooring, and as well as first come first serve parking within the estate.

Please note leisure or gym occupiers will not be considered, as these units only benefit from use class B2/B8.

Location

This estate is located only a few minutes away from the A406 providing excellent accessibility to various parts of London and the surrounding areas, with both the A40 and M1 being within close proximity making it efficient for logistics and access to a wide customer base.

Both Harlesden and Stonebridge Park Station are circa one mile away, as well as Brentfield Road benefitting from local bus routes.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable	Service charge	Availability
Unit - 2/3	2,086	193.80	On Application	£4,931.90 /annum	Available
Total	2,086	193.80			
Lease	New Lease				
Rent	£52,150 per annum				
Rates	Tenant to make enquiries to the London Borough of Brent.				
Service Charge	£4,931.90 per annum				
VAT	Applicable				
EPC	On application				

Contact

Cormac Sears

020 3355 1555 | 07788 235 185
cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

North West London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office

55 St John Street, London, EC1M 4AN
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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