

# UNIT 12 TROJAN BUSINESS CENTRE

COBBOLD ROAD, WILLESDEN, NW10 9ST

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FOREST  
REAL ESTATE

# FOR SALE

## 2,092 SQ FT

### Freehold Warehouse/Industrial Building

### Key Features

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- Freehold
- Established Estate
- Loading Door
- 3 Forecourt Parking Spaces Plus 4 Adjacent To Property
- Single Phase Power
- Includes Two Shipping Containers
- End Of Terrace Building
- Concrete Flooring
- 2.7m - 5.47m Ceiling Height

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## Description

This end of terrace warehouse is set over ground and mezzanine floors with access to loading to the mezzanine via a forklift.

Both floors are open plan with the ground floor benefitting from a WC.

In addition benefits include concrete flooring for durability and easy maintenance and a manual shutter for added security.

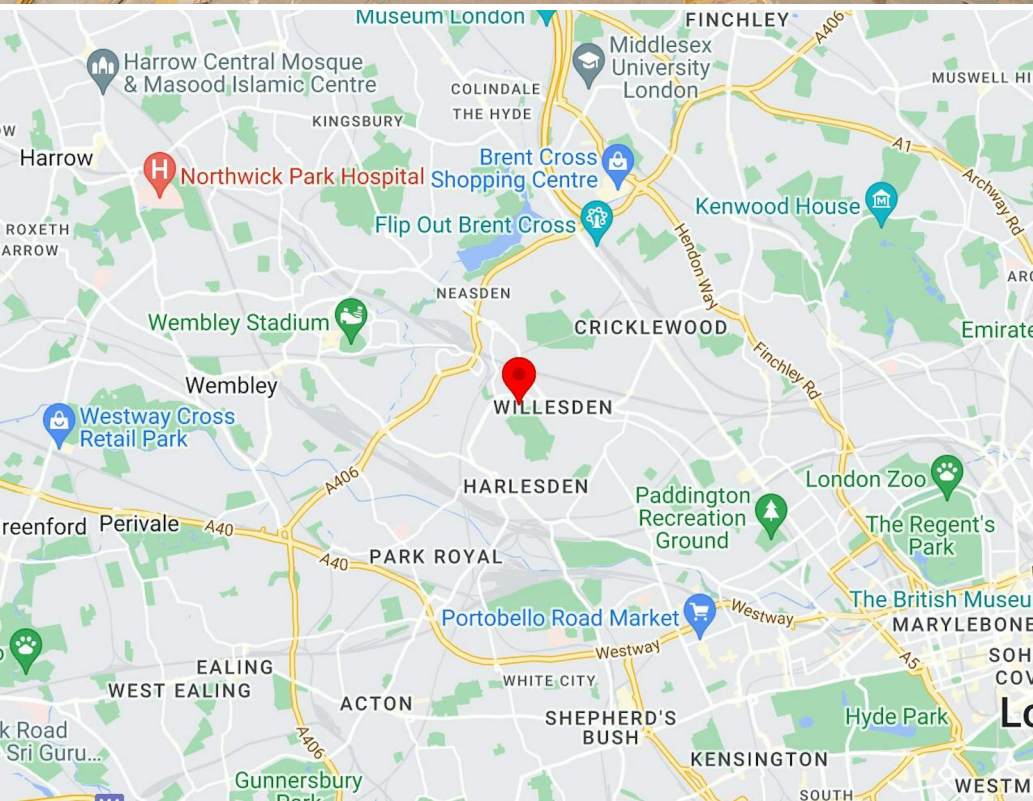
Externally there are two parking spaces in addition to the loading bay and a further four spaces adjacent to the building. There are also two shipping containers included with the building.

## Location

Willesden is a densely populated suburb located some 5 miles north-west of Central London. The area enjoys good communications, being adjacent to the North Circular (A406) and having underground services at Dollis Hill and Willesden Green (Jubilee Line).

The property is situated on the established Trojan Industrial Estate, which is adjacent to the Cobbold Industrial Estate, and access is via Cobbold Road.

There are a range of independent local occupiers. The A406 North Circular Road is nearby, which provides quick access to the M1 motorway.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,234	114.64
Mezzanine	858	79.71
<b>Total</b>	<b>2,092</b>	<b>194.35</b>
<b>Price</b>	£650,000	
<b>Rates</b>	£7,759 per annum	
<b>Service Charge</b>	£250 per annum	
<b>VAT</b>	Not applicable	
<b>EPC</b>	G	

# Contact

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