

UNIT 7 ARTESIAN INDUSTRIAL ESTATE

STONEBRIDGE, NW10 8RW

FOREST
REAL ESTATE

TO LET

973 SQ FT

Industrial Unit 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 of occupiers from storage to light manufacturing.

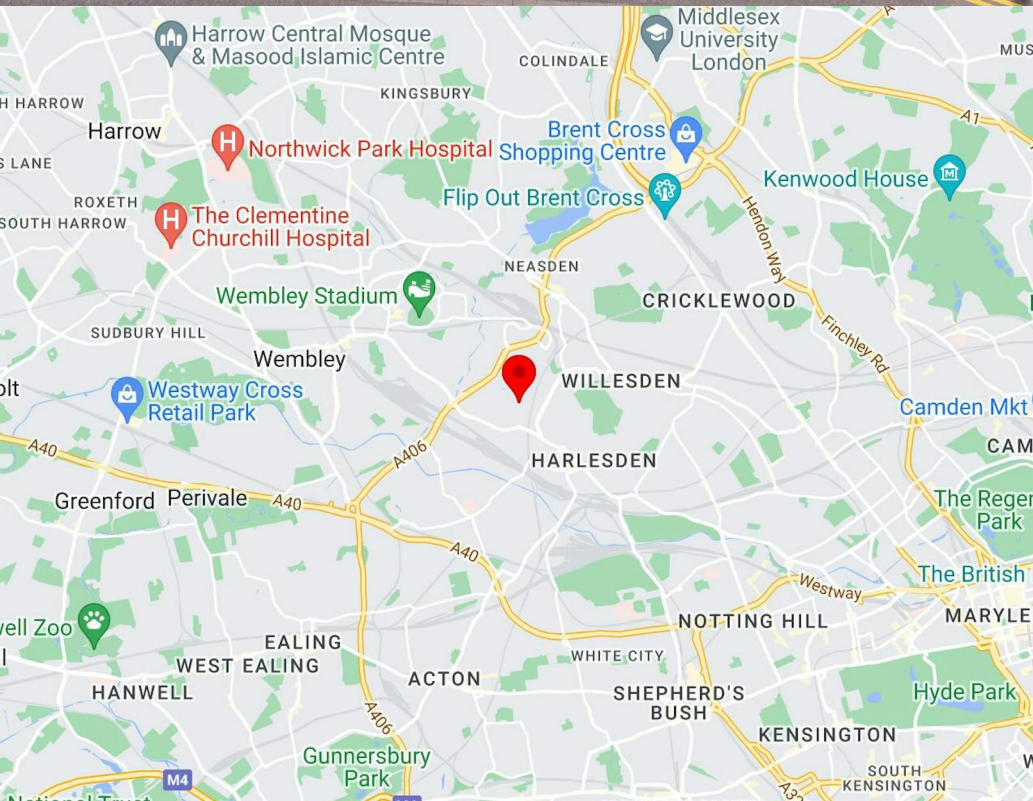
Occupiers would benefit from a roller shutter door, 3 phase power, sealed concrete flooring, and as well as first come first serve parking within the estate.

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

Lease	New Lease
Rent	£26,271 per annum
Rates	Interested parties are advised to contact the London Borough of Brent
Service Charge	Approx £2,220.00pa
VAT	Applicable
EPC	D (85)

Contact

Ethan Shine

020 3355 1555 | 07792 781 096

ethan@forestrealestate.co.uk

Cormac Sears

020 3355 1555 | 07850 399 627

cormac@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

18a Victoria Park Square, London, E2 9PB

020 3370 4470

www.forestrealestate.co.uk

info@forestrealestate.co.uk

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