



Unit 9, Iron Bridge Close

London, NW10 0UF

Light Industrial Unit With Parking

3,379 sq ft

(313.92 sq m)

- Within walking distance to Neasden Station (Jubilee Line)
- Located on Great Central Way - convenient access to A406
- Loading bay with an electric roller shutter
- 5 parking spaces
- Ideal for a variety of businesses

Unit 9, Iron Bridge Close, London, NW10 0UF

Summary

Available Size	3,379 sq ft
Rent	£53,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C

Description

The property is an end-of-terrace, brick-built commercial unit spread across the ground and mezzanine floors. The ground floor features a pedestrian entrance and an electric roller shutter, providing access to a loading area at the front. The space includes a partly open-plan warehouse, partitioned storage/office rooms, W/Cs, and a kitchen. The first floor consists of several partitioned private offices. The unit benefits from gas central heating, air conditioning, a fully equipped kitchen, demountable partitions, an electric roller shutter, and carpeting. Unit 9 Ironbridge is available for immediate occupancy and is suitable for a variety of businesses.

Location

The property is in an excellent location, situated opposite IKEA and the Tesco Superstore, just off the North Circular Road (A406), and is within a short walking distance of Neasden Underground Station (Jubilee Line). To reach the property from Hanger Lane, take the McDonald's/IKEA exit off the A406 and follow the ring road to Great Central Way. The North Circular Road (A406) offers excellent connectivity to the M1, M25, M40, and M4 motorways.

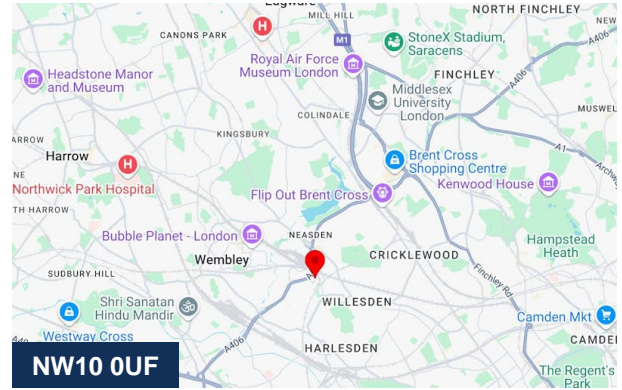
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Net Internal Area	3,242	301.19	Available
Unit - Store	137	12.73	Available
Total	3,379	313.92	

Floor Plans

<https://s3-eu-west-1.amazonaws.com/agents-society-assets-files/51fa8be26eeabccff68b6240136fcea-66fd4eed016d01195966.pdf>



Viewing & Further Information



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