



Unit 9, Iron Bridge Close

London, NW10 0UF

Light Industrial Unit With Parking

3,379 sq ft

(313.92 sq m)

- Located opposite IKEA and Tesco Superstore just off the North Circular Road (A406)
- Neasden underground station (Jubilee Line).
- Loading bay with electric roller shutter.
- 3 phase power.
- 5 Parking Spaces

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Summary

Available Size	3,379 sq ft
Rent	£45,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C

Description

The property is an end-of-terrace, brick-built commercial unit totaling 3479 ft² of open plan warehouse space. The premises benefit from being end of terrace with an electric roller shutter to the front and 5 parking spaces externally.

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/51fa8be26eeabccff68b6240136fce46fd4eed016d01195966.pdf>



Viewing & Further Information



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