



Warehouse/Industrial Building on self-contained site

TO LET

8,745 sq ft (812.41 sq m)

37 Humber Road, Staples Corner, London NW2 6EN

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

Property situated on the south side of Humber Road, half a mile south of Staples Corner, the junction of the A5 and A406 North Circular Road which joins junction 1 of the M1 motorway which provides access north to the M25 motorway. The A41, A14 and A1 are within easy reach via the A406 North Circular Road.

Cricklewood overground station is within 1½ miles, which is on the Thames Link line providing regular services north to Luton and south to Sutton in Surrey via St Pancras Station.

Description

The property is a largely single storey industrial warehouse building of portal frame construction on a self-contained site with forecourt parking and loading via a roller shutter door with a generous canopy. Internally, the building is arranged as split level warehouse industrial space with adjoining offices, WCs and kitchen. There is a further office area at the first floor at the front of the unit.

Externally there is parking for 7–8 cars and a loading bay.

Amenities

- Self-contained site
- 6m eaves height
- Gas connection
- Lighting
- WCs
- 3 phase electricity
- Office space
- kitchen

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate gross internal floor areas:

Ground Floor	:	8,213 sq ft
First Floor	:	<u>532 sq ft</u>
Total	:	8,745 sq ft

Loading Canopy : 446 sq ft

Lease

The property is available on a new full repairing and insuring lease for a term by negotiation.

Rent

£92,500 per annum exclusive

Business Rates

We have checked the Valuation Office website which confirms a ratable value of £64,500.

Rates Payable for the current year to March 2015, based on the UBR of 48.2p in the pound is therefore £31,089 per annum.

Energy Performance Asset Rating

An EPC has commissioned and will be available shortly.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing/Further Information:

Strictly by appointment through sole agents:

Cliff Bonnett / Ben Pater

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