

UNITS TO LET

2,940 - 6,170 ft²



CLOSE TO M1/
NORTH CIRCULAR



GOOD PUBLIC
TRANSPORT LINKS



ESTABLISHED
INDUSTRIAL LOCATION



INDICATIVE IMAGE



www.ipif.com/kingsbury

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

KINGSBURY TRADING ESTATE

BARNINGHAM WAY, KINGSBURY, LONDON NW9 8AU





LOCATION

Kingsbury Trading Estate is approx. ¼ mile to the west of the A5 Edgware Road, one of the main arterial routes through North West London into Central London.

The premises are situated on Barningham Way, which leads onto Kingsbury Road (A4006), and provides excellent access into Central London and also to the A5, A406, A41, M1 and M25. Kingsbury Underground station (Jubilee Line) and Hendon Mainline stations are both less than a mile away.

DESCRIPTION

The properties comprise warehouse/light industrial units of steel portal frame construction under a pitched roof, with first floor offices in units 14 and 16.

SPECIFICATION

- Electric roller shutter door
- Male/female WCs
- Minimum eaves height of 5.5m and 4.3m
- Allocated parking

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT	M ²	FT ²	EPC
6	231	2500	C - 74
14	573	6,170	D - 82
16	273	2,940	C - 75

LEASE TERMS

The units are available on new full repairing and insuring leases.



SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

BUSINESS RATES

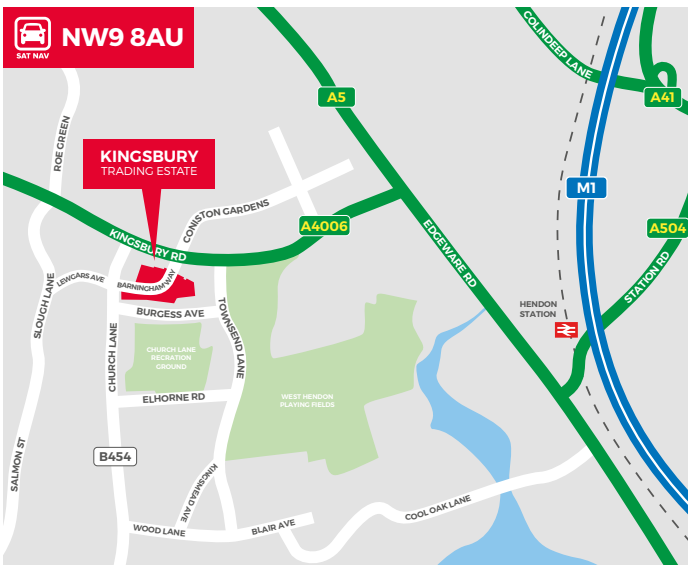
Available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Philip Cook
philip.cook@stimpsons.co.uk
Paul Felton
paul.felton@stimpsons.co.uk



Paul Londra
paul.londra@TLRE.co.uk
Ed Thomason
ed.thomason@TLRE.co.uk