








## Newly Decorated Industrial Unit

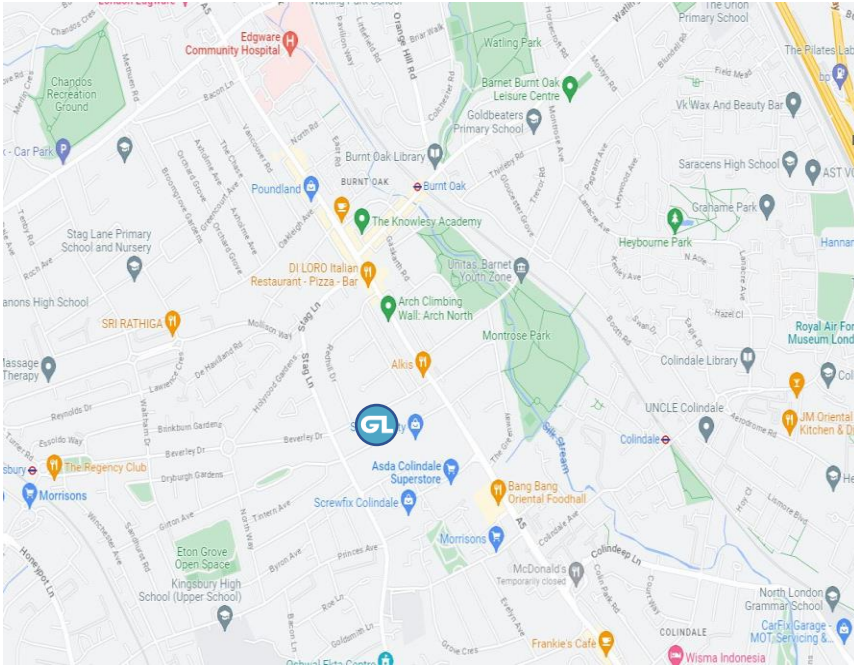
**Carlisle Road, London, NW9 0HL**

4,755 SQ FT (441.75 SQ M.)

**Location:** The premises are situated at the eastern end of Carlisle Road located on the southern side of thoroughfare close to the junction with the Edgware Road (A5) at Colindale. The property offers excellent vehicle access and is within close proximity of the M1 Motorway and the A406 North Circular. Burnt Oak Underground Station (Northern Line) is a ten-minute walk from the property.

**Description:** These premises on Carlisle Road is a self-contained industrial building with an open plan ground floor with a WC located at first floor level. The property is accessed via a side driveway with a newly installed electric roller shutter and pedestrian entrance to the front of the building. This industrial space would be ideal for a wide range of storage, light industrial and catering uses subject to the landlords approval and is available immediately.

-  Strong Transport Links
-  Kemtech Food Grade Flooring
-  Electric Roller Shutter
-  Redecorated Warehouse
-  3-Phase power



**Tenure:** Leasehold

**Terms:** Flexible Terms.

**Rental:** Price on application.

**VAT:** VAT is applicable.

**Rates:** To be confirmed.

**EPC:** Energy Performance Rating of 'D'.

**Referencing:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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**Viewing & further information**  
Strictly by prior appointment

**Danny Pincus**  
Tel. 020 8952 6434  
[danny@goldsteinleigh.com](mailto:danny@goldsteinleigh.com)

**Aharon Goldstein**  
Tel. 020 8952 6434  
[aharon@goldsteinleigh.com](mailto:aharon@goldsteinleigh.com)

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