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020 8905 9292

UNIT 1 KINGSBURY TRADING ESTATE BARNINGHAM WAY, KINGSBURY, NW9 8AU



TO LET - £135,800 per annum

Industrial Unit

10,059 SQ FT (934.5 M²)

Full height loading doorFirst floor offices

6m minimum eaves height 3 phase power



LOCATION	Kingsbury Trading Estate is located on Barningham Way, accessed via B454 (Church Lane), which links the A4006/A5 with the A4140 and A4088. Junction 1 of the M1 with the A406 North Circular is within 1.8 miles of the property. Hendon Station provides a fast and frequent service to London Kings Cross (approximately 15 minutes) and is within 1 mile.		
DESCRIPTION	The property comprises a semi-detached modern unit of steel portal frame construction with a pitched roof with first floor offices.		
ACCOMMODATION	Ground floor:	8,992 sq ft	828.9 m ²
	1 st floor offices:	1,137 sq ft	105.6 m ²
	Total gross external area:	10,059 sq ft	934.5 m ²
TERMS	The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed.		
RENT	£135,800 per annum exclusive		
RATES	Rateable value: £86,500 Rates payable: £42,644 (estimated figure for 2018/19)		
	For further information on rates payable please contact Brent Council (Tel: 020 8937 1234)		
SERVICE CHARGE	There is a service charge relating to the maintenance and repairs of the common areas of the estate.		
VAT	VAT is charged on the rent and service charge.		
EPC	The Energy Performance Asset Rating is D83. A copy of the full Energy Performance Certificate is available upon request.		
VIEWING	Strictly by appointment via joint agents:		
Will Norman Doherty Baines 020 7355 3033 wnorman@dohertybaines.com	PHILIP COOK 020 8905 9292 pbc@stimpsons.co.uk	STIMPSONS 30 The Ave Watford WD17 4AE	

The full range of our instructions is available on our website

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