

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



**TO LET - £135,800 per annum**

**Industrial Unit**

10,059 SQ FT (934.5 M<sup>2</sup>)

- Full height loading door
- First floor offices

- 6m minimum eaves height
- 3 phase power

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

**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.

<b>ACCOMMODATION</b>	Ground floor:	8,992 sq ft	828.9 m <sup>2</sup>
	1 <sup>st</sup> floor offices:	1,137 sq ft	105.6 m <sup>2</sup>
	<b>Total gross external area:</b>	<b>10,059 sq ft</b>	<b>934.5 m<sup>2</sup></b>

**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 Avenue**  
**Watford**  
**WD17 4AE**

The full range of our instructions is available on our website

**[www.stimpsons.co.uk](http://www.stimpsons.co.uk)**

September 18