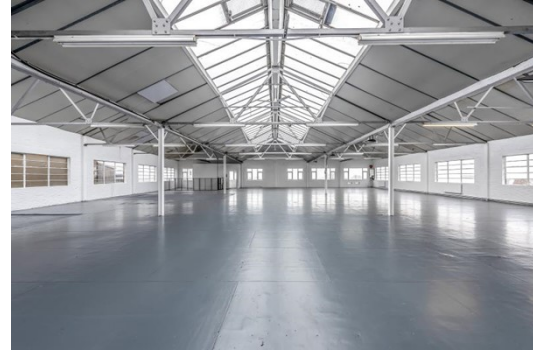


Detached Warehouse & Office building To Let

Knightsbridge House Kingsbury Road, London, NW9



TO LET

Entire Building | Area: 17,919.00 sqft (1,664.73 sqm) | Rent PAX: £250,000.00

LOCATION:

Kingsbury is a district of northwest London in the London Borough of Brent. The name Kingsbury means "The King's Manor".

Knightsbridge House is located on the south side of Kingsbury Road occupying a prominent position fronting the main street.

The property is approximately 10 minutes walk away from Kingsbury underground station (Jubilee) and just a 10 minute drive to A41, the North Circular Road (A406) and the M1 which provide fantastic transport road links to parts of central London and access to and from the north of England.

Amenities are a plenty, being equidistant from the Edgware Road and Kingsbury High Street with supermarkets, shops and restaurants.

Cont'd

Knightsbridge House Kingsbury Road, London, NW9

DESCRIPTION:

Detached Warehouse & Office building To Let.

This stand alone HQ style building which is excellently located has been newly refurbished and offers excellent space with offices at the front of the building with 2 large spaces of Industrial at the rear.

There are 3 x loading bays and a 3000 x kg goods lift to the rear raised ground floor.

Other benefits include forecourt car parking for c.15 cars, lots of natural daylight, access for 40ft containers, electric roller shutters and WC's.

Immediately available to view and lease.

AMENITIES:

- Newly refurbished
- Detached HQ building
- Forecourt parking
- 4 x Roller shutters
- Close proximity to major road networks
- Access for 40ft containers

AVAILABILITY:

FLOOR/SUITE	AREA SQ FT	AREA SQ M	RENT PSF	RENT PAX
Entire Building	17,919.00	1,664.73	£13.95	£250,000.00

**Please note the building must be let to a single occupier.

TENURE

A new lease is available by the Landlord for a term by arrangement.

EPC: Available upon request

SERVICE CHARGE: Nominal

VAT: The premises are elected for VAT.

RATES PAYABLE: Approximately £36,620.00

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly via sole joint letting agents CF Commercial and Dutch & Dutch.



Zack Berman
020 3216 3915
zack@cfcommercial.co.uk



Andrew Sissions
andrew@cfcommercial.co.uk

Zach Forest
020 7443 9867
zach@dutchanddutch.com