

# Unit 1A

Atlas Business Centre, Cricklewood  
NW2 7HJ

UNIT TYPE Warehouse  
TOTAL AREA 2,256 Sq Ft / 210 Sq M

RENT £3,760.00 PCM + VAT

Large light industrial unit with easy access to Central London via the A40 and the A41.



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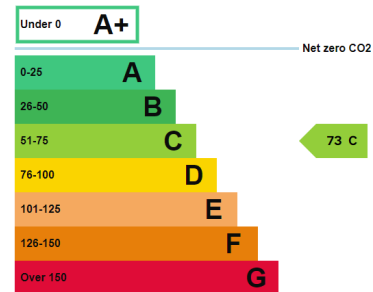
**RENT** £3,760.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Roller Shutter
- WC

## EPC RATING



## DESCRIPTION

Rent is inclusive of service charge.

A clear open plan industrial / warehouse unit on a securely gated estate. Access is gained via a roller shutter door serviced by a dedicated loading bay, with ancillary office accommodation located to the rear of the unit. The unit further benefits from 3 phase power, minimum eaves height of 3.65m rising to 6.35m at the roof apex, and excellent natural lighting. The unit benefits from two allocated parking spaces as well as car parking on the estate.

## LOCATION

The estate benefits from excellent road connections across London via the M1, North Circular and A5. There are numerous buses that service the area and Hendon Railway station, Brent Cross underground station (northern Line) and Cricklewood Railway station are all only 1 mile away.



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