

# Unit 13

Atlas Business Centre, Cricklewood  
NW2 7HJ

UNIT TYPE Warehouse  
TOTAL AREA 1,971 Sq Ft / 183 Sq M

RENT £3,285.00 PCM + VAT

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



**UNIT TYPE** Warehouse  
**TOTAL AREA** 1,971 Sq Ft / 183 Sq M

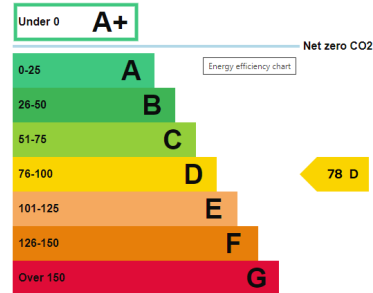
**RENT** £3,285.00 PCM + VAT

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

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Air Conditioning
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Roller Shutter
- WC

## EPC RATING



## DESCRIPTION

Unit 13 comprises a clear open plan warehouse to the ground floor with well presented ancillary offices with AC situated on the first floor. The unit benefits from a dedicated loading bay with roller shutter access, great natural lighting and kitchenette and WC facilities. Service charge is included in the rent.

Located within Staples Corner NW2, Atlas Business Centre has wide variety of studio, office and industrial space. The estate provides a range of services including automatic gates, CCTV, parking, waste management facilities, and a dedicated on site management team.

## LOCATION

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



**Jeremy Tudor**

+44 (0) 20 7016 1535

[jtudor@capitalindustrial.co.uk](mailto:jtudor@capitalindustrial.co.uk)

Capital Industrial prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Capital Industrial will not be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Capital Industrial may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316