

Unit 2

Atlas Business Centre, Cricklewood
NW2 7HJ

UNIT TYPE Warehouse
TOTAL AREA 4,032 Sq Ft / 375 Sq M

RENT £6,048.00 PCM + VAT

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



UNIT TYPE Warehouse
TOTAL AREA 4,032 Sq Ft / 375 Sq M

RENT £6,048.00 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
- Energy Efficient Lighting
- Gas
- Heating
- Office Space
- Roller Shutter

EPC RATING

0-25	New rating coming soon
26-50	
51-75	
76-100	
101-125	
126-150	
Over 150	

DESCRIPTION

This 4,032 sq. ft light industrial unit forms part of an extensively refurbished industrial estate and benefits from a roller shutter, internal office space, 3-phase power, gas, good eaves height, and on-site parking.

Atlas Business Centre is a well-established business community providing a wide variety of studio, office and industrial space. The estate provides a range of services from automatic gates, CCTV and car parking to waste management facilities, all carefully managed by our 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 that service the area and Hendon Railway station, Brent Cross underground station (northern Line) and Cricklewood Railway station are all only 1 mile away with the new Brent Cross West station, part of the wider Brent Cross regeneration, coming soon.



Jeremy Tudor
+44 (0) 20 7016 1535
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