



AVAILABLE TO LET

4 & 5 Mill Yard Industrial Estate

4 & 5 Mill Yard Industrial Estate, Columbia Avenue, Edgware, Middlesex HA8 5EF

Two Modern Light Industrial / Storage units available in a gated estate

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An opportunity to rent one or two units of 1,103 sqft (102 sqm) each in a modern gated business estate of 7 units in the Heart of Edgware. The estate benefits from a range of occupiers and is accessed via an electric and pedestrian gate with intercom services.

Available is Two single storey mid terrace warehouse / light industrial buildings of the same size with pitched steel roofs incorporating skylights, the eaves heights are between 12' to 16' feet. 5 Mill Yard is open plan and 4 Mill Yard is mainly open plan but benefits from a small office towards the front of the building. Both units have natural light and a W/C towards the rear. Access is via an electric steel roller shutter loading door and pedestrian entrance.

Other benefits include, fluorescent strip lighting, 3-phase power, fire alarm, concrete floor and parking for 3 cars per unit 6 cars overall.

A number of storage and light industrial uses will be considered subject to the landlords approval.

The units are next door and could be let as one 2,206 sqft or individually.

| | |
|-----------------------|---|
| Rent | £19,854 to £39,708 per annum |
| S/C Details | £650 approx. plus VAT per unit per annum. |
| Rates detail | Estimated at £6,000 per unit per annum, tenants are advised to make their own enquiries with the council. |
| Building type | Industrial |
| Planning class | B1 |
| Available from | 24/06/2019 |
| Sizes | 1,103 to 2,206 Sq ft |
| VAT charges | Plus VAT. |
| Lease details | New lease for a term by arrangement. |

Marketed by: Dutch & Dutch

For more information please visit:
<http://example.org/m/40751-4-5-mill-yard-industrial-estate-4-5-mill-yard-industrial-estate>



Secure gated private estate

3-phase power

Good access into London via the Edgware Road

The units are next to each other so could be let as one or individually

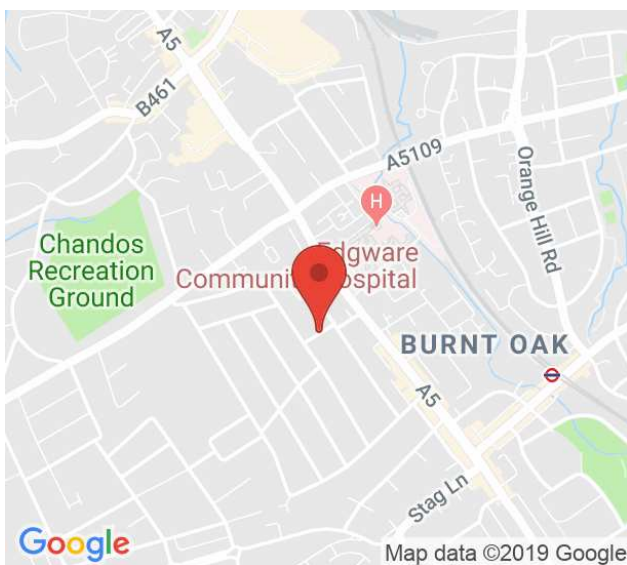
3 parking spaces per building 6 overall

New lease available

Burnt Oak underground station (Northern Line) within 15 minutes walk



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Data provided by Google

Floors & availability

| Unit | Floor | Size sq ft | Rent psf | Service charge psf | Total pa | Notes | Status |
|--------------|--------------|--------------|----------|--------------------|-------------------|------------------|-----------|
| 4 Mill Yard | ground floor | 1,103 | £18.00 | £0.59 | £20,504.00 | 3 parking spaces | Available |
| 5 Mill Yard | ground floor | 1,103 | £18.00 | £0.59 | £20,504.00 | 3 parking spaces | Available |
| Total | | 2,206 | | | £41,008.00 | | |

Location overview

Located on Columbia Avenue just off the main Burnt Oak Broadway (Edgware Road), being ideally located for easy access to the M1 and Brent Cross to the south and Stanmore and the A41 to the North.

Airports

London Heathrow 11.9m, London City 15.7m, London Luton 19.1m

National rail

Mill Hill Broadway 1.2m, Hendon 2.2m, Kenton 2.4m

Tube

Burnt Oak 0.4m, Edgware 0.7m, Queensbury 0.9m

Estimated rates

Estimated at £6,000 per unit per annum, tenants are advised to make their own enquiries with the council.

Estimated service charge

£650 approx. plus VAT per unit per annum.

Viewings

Strictly via appointment with the sole agents Dutch and Dutch.

Legal costs

Each party to be responsible for their own legal costs.

VAT

Plus VAT.

Planning class

B1

Lease summary

New lease for a term by arrangement.

Notes:



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Quote reference: 4 & 5 Mill Yard

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.