

RETAIL PREMISES AVAILABLE Greenpoint, Edgware Road, Colindale, London, NW9 5AR



LOCATION

The property is prominently located fronting the A5 Edgware Road at Colindale. The A5 is a major thoroughfare running through North West London. Colindale is a growing retail and residential destination.

The property is located opposite Asda with other nearby retailers and occupiers including Morrisons, Matalan, Harveys, Go Outdoors, Carpetright, Honda Ford and Mercedes Benz.

ACCOMMODATION

The premises are designed over ground floor level, with rear servicing, comprising the following approximate gross internal areas:-

Ground Floor GIA: 1,090 sq m (11,730 sq ft)

There are 32 dedicated car parking spaces accessed to the rear.

In addition the Asda carpark is opposite and provides approximately 120 parking spaces with a maximum stay of 2 hours.

TENURE

The property is available to let on a new lease 15 year lease, subject to five year upwards only rent reviews at a commencing rent of £245,000 per annum exclusive.

Alternatively, a sale of the freehold interest may be considered.

RATES

The premises have yet to be assessed for rating purposes.

VIEWING

For further information or to arrange an inspection please contact:

Ian Rusbridge: 020 7569 9903 – idr@smart-4.co.uk

Hamish Smith: 020 7569 9908 – hs@smart-4.co.uk

September 2017



WWW.SMART-4.CO.UK | @SMARTUKRETAIL

For further details

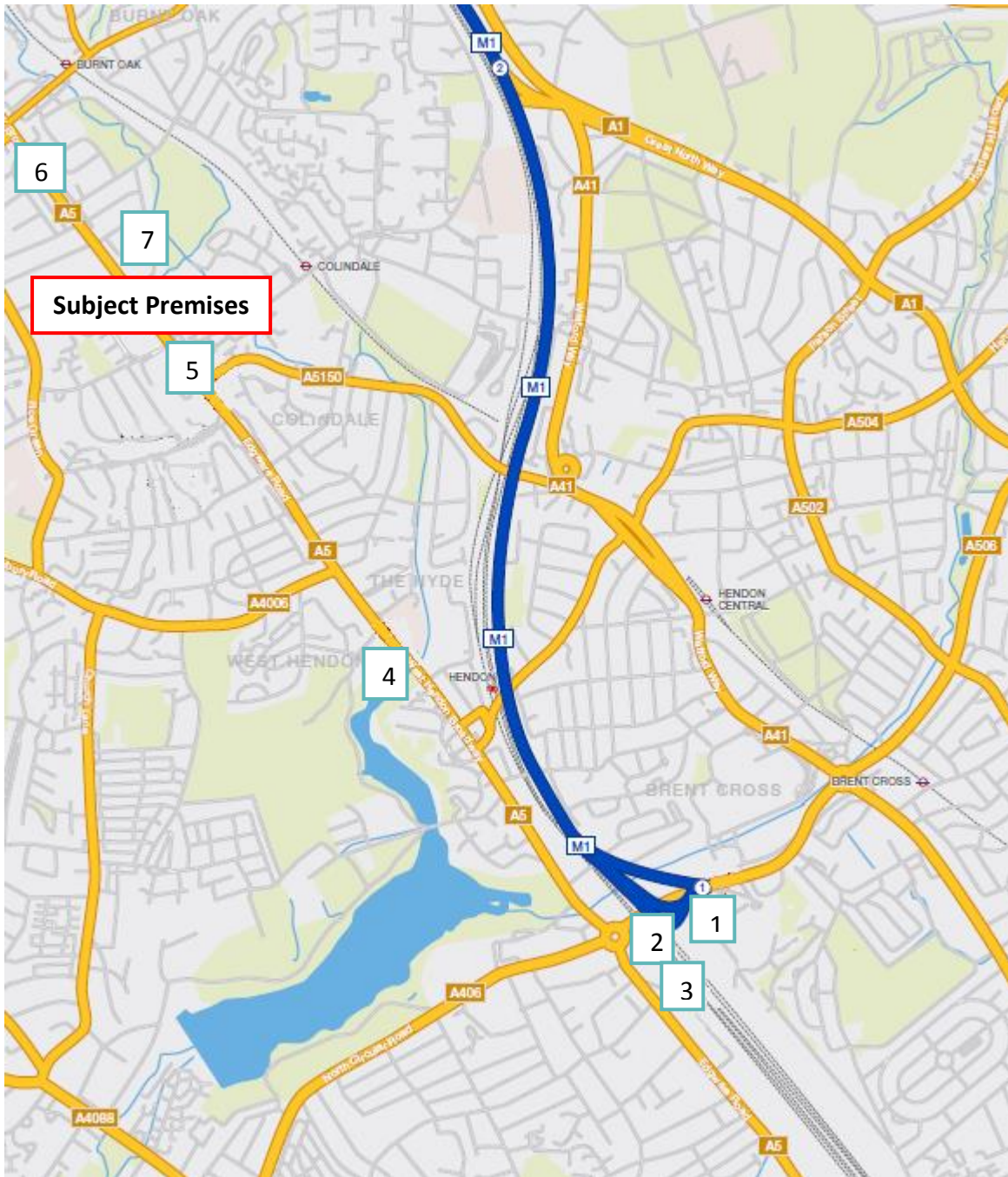
020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

Greenpoint, Edgware Road, Colindale, London, NW9 5AR



1. Brent South Retail Park
2. Staples Corner Retail Park
3. Staples Corner Shopping Park
4. Edgware Road
5. Colindale Retail Park / Honda / Ford dealership
6. Mercedes Benz
7. Adsa