



GILMARTIN LEY

Industrial Unit To Let - Cricklewood NW2

**Diesel House 5 Humber
Trading Estate Humber Road
(aka 57a Coles Green Road),
Cricklewood,
LONDON, NW2 6DW**



Area

Gross Internal Area: 1,252 sq.m. (13,480 sq.ft.)



Rent

£100,000 per annum (approx. £8,333 monthly) subject to contract

Property Description

The property comprises a detached, purpose built factory/industrial warehouse dating from the 1950s and additional small modern warehouse building, on a site of 0.48 acres.

The main building has a gross internal area of 1,216.35 sq.m (13,093 sq.ft) and is currently configured as a mixture of ground and mezzanine warehousing, storage areas and offices, with WCs and cloakrooms. The separate, modern warehouse building has a gross internal of 36.06 sq.m (388 sq.ft).

The site has vehicular accesses from both Humber Road and Coles Green Road, the latter being the primary entry point. The main yard area is to the north-west elevation of the main building and provides external storage and parking for approximately 10-12 vehicles. The area of yard accessed off Humber Road provides for additional parking for approximately 6 cars / external storage and has a gated pedestrian access to the north-eastern building flank.

Key considerations:

- > New lease available
- > Highly desirable and strategic industrial location
- > Excellent road transport connections - the A406 and J1 of the M1 are 750m to the north
- > Brent Cross Cricklewood major regeneration within the immediate vicinity
- > Brent Cross West Station (due for completion in 2023) is within 375m



Industrial Unit To Let - Cricklewood NW2

Accommodation

Gross Internal Area: 1,252 sq.m. (13,480 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Lower Ground Floor - Main Building	42.64	458	
Ground Floor - Main Building	876.25	9,431	
Mezzanine - Main Building	297.46	3,201	
Storage Building	36.06	388	

Property Location

The property is situated within the commercial/industrial heart of Cricklewood close to Staples Corner and located just north of the intersection of Humber Road and Coles Green Road. The access from Humber Road provides vehicular access to a smaller area of parking / yard, with a stepped pedestrian access down to the unit. The primary vehicular access is via a service road located between 57 Coles Green Road, an end of terrace house and 55 Coles Green Road, which is a complex of flats extending to the Humber Road Junction.

The Brent Cross Cricklewood regeneration programme is situated only a few hundred metres to the east of the property. Construction has begun on this £7 billion major regeneration scheme, which will include 6,700 homes, 3,000,000 sq.ft. of offices, four parks, transport improvements and a 592,000 sq.ft. extension of Brent Cross Shopping Centre.

Road connections are already excellent. The A406 and Junction 1 of the M1 are less than 750 metres to the north. Existing railway connections are plentiful: Cricklewood (1.46km); Brent Cross Northern Line Underground (1.81km); Hendon (1.73km) and Dollis Hill Jubilee Line Underground (1.75km). In 2023 the new Thameslink Rail Station - Brent Cross West is due to open, which is situated 375 metres north-east of the property and will connect to central London (King Cross St Pancras) in 12 minutes and provide direct rail services to Luton and Gatwick airports, and the wider London transport network.

2023 Rateable Value £60000.00

Estimated Rates Payable £29580 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new FRI lease is available. The property is elected for VAT.

Legal Fees: Each party is to bear its own legal fees

Local Authority: Brent Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/30828>
Energy Performance Certificate
Offer Requirements Document
Floorplans
Site Plan

Last Updated: 05 Apr 2024

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/cricketwood/london/nw2/30828>

Our ref: 30828



Industrial Unit To Let - Cricklewood NW2

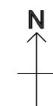
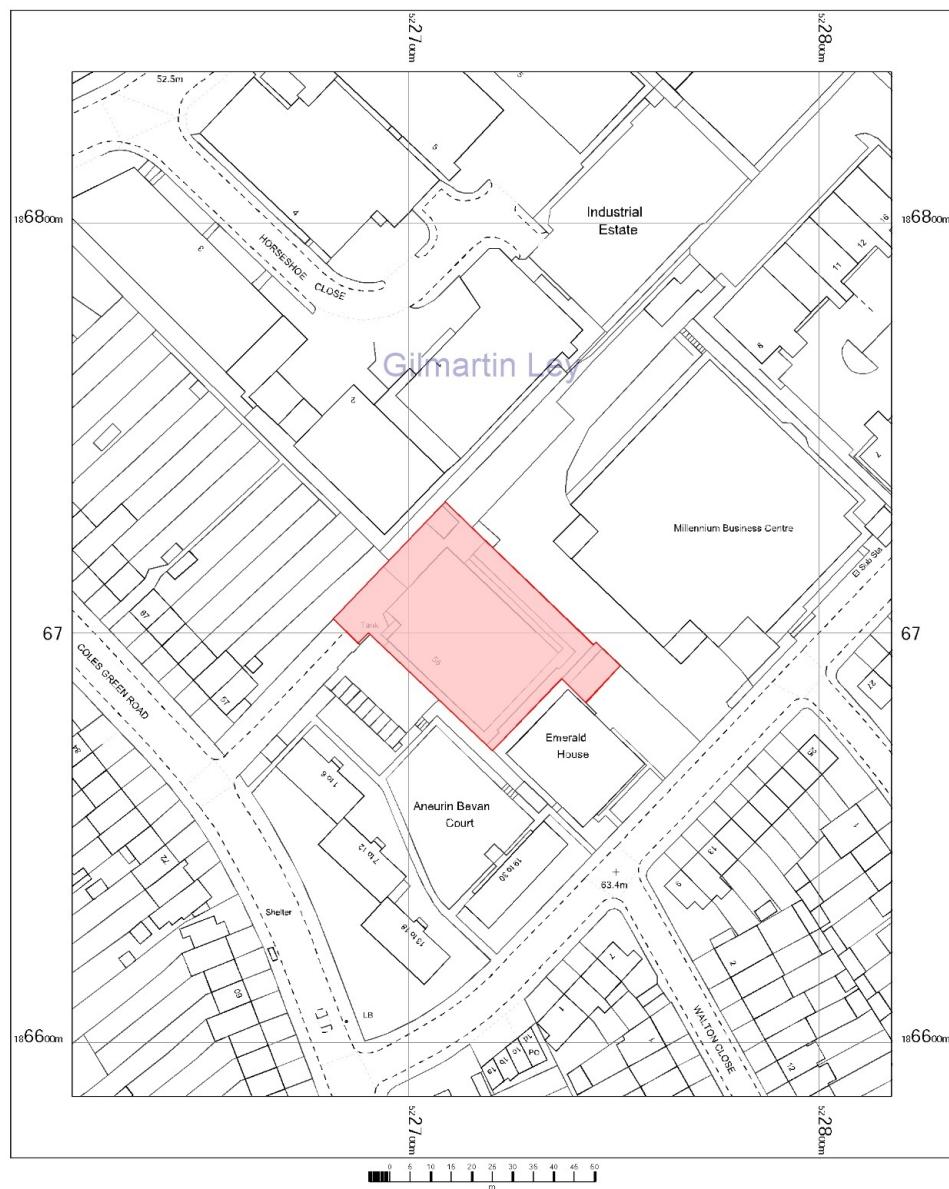
(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.



Industrial Unit To Let - Cricklewood NW2

GILMARTIN LEY

Diesel House, London NW2 6DW



Map supplied by
Centremaps Live

OS MasterMap 1250/2500/10000 scale
Monday, January 23, 2023, ID: CM-01082240
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 522718 E, 186712 N

©Crown Copyright Ordnance Survey. Licence no. AC0000849896



<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/cricklewood/london/nw2/30828>

Our ref: 30828

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

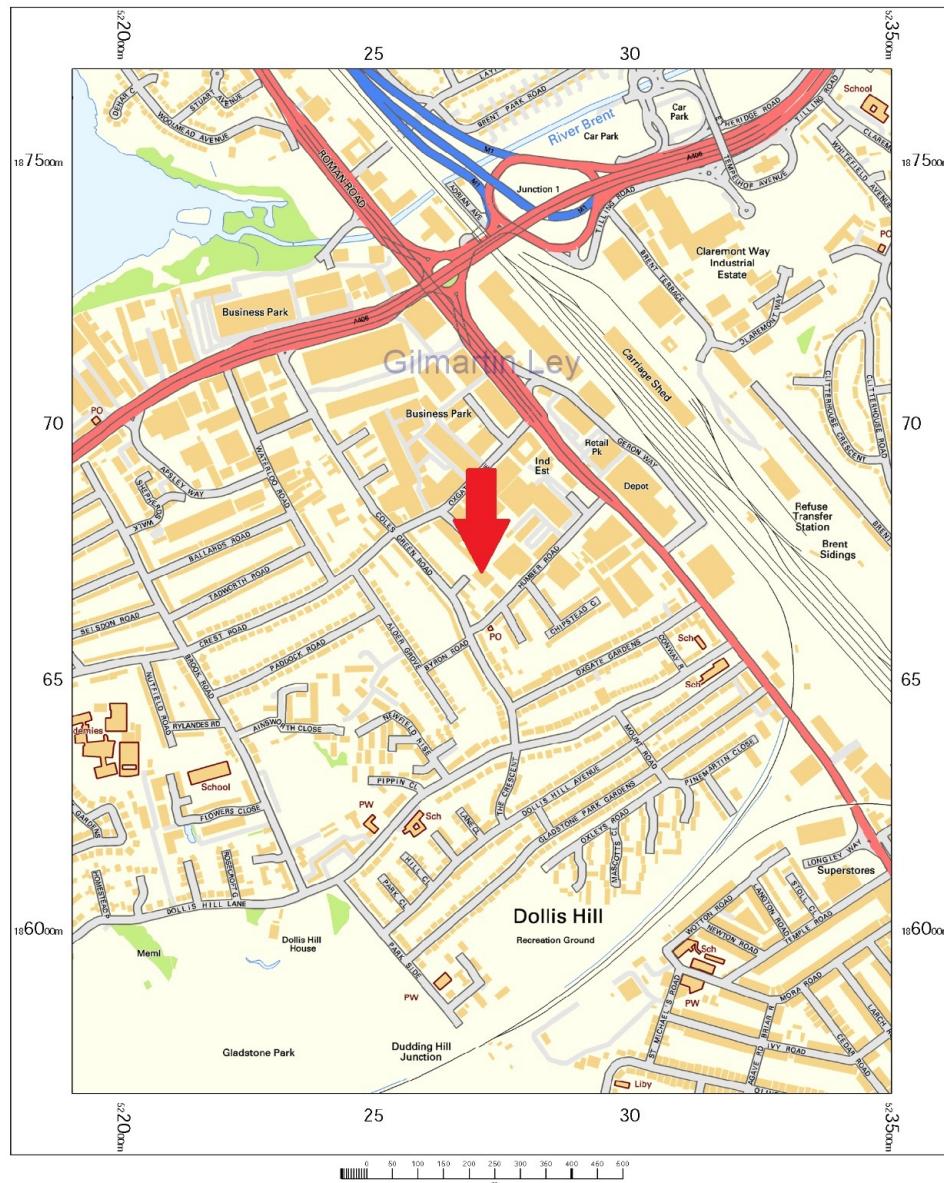
Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



Industrial Unit To Let - Cricklewood NW2

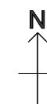
Diesel House, London NW2 6DW



OS Streetview
Monday, January 23, 2023, ID: CM-01082241
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 522712 E, 186690 N

Contains OS data © Crown copyright [and database right]



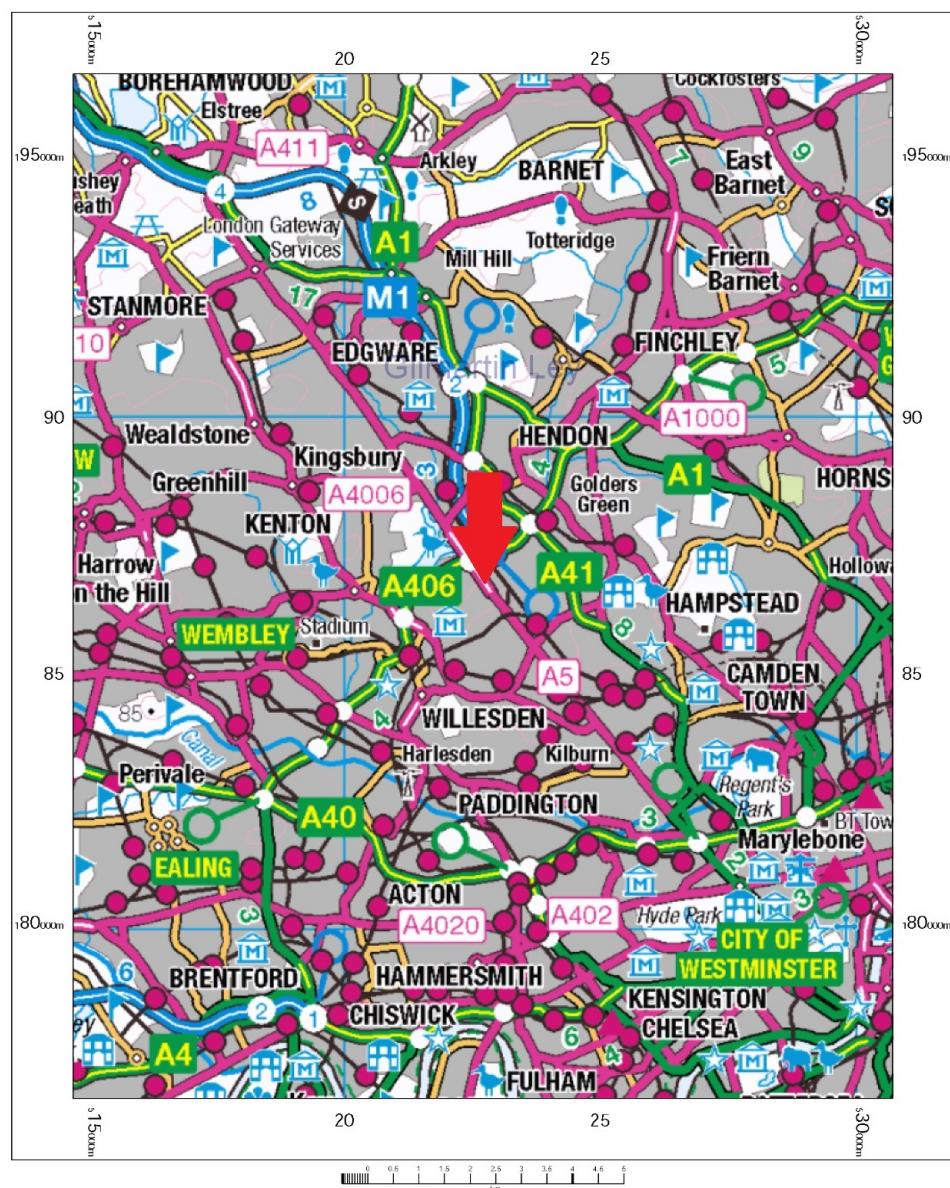
Map supplied by
Centremaps Live





Industrial Unit To Let - Cricklewood NW2

Diesel House, London NW2 6DW



OS 250k scale raster
Monday, January 23, 2023, ID: CM-01082245
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 522711 E, 186693 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live





Industrial Unit To Let - Cricklewood NW2





Industrial Unit To Let - Cricklewood NW2







Industrial Unit To Let - Cricklewood NW2



