



J O H A L R E G A N

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

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MILL HILL/COLINDALE - PROMINENT ROADSIDE SITE 5,500 SQ FT APPROX TO LET AT:

UNIT 2, GRAHAME PARK WAY, LONDON NW9 5QY



LOCATION

Grahame Park Way is a busy thoroughfare and the site is opposite an annex of Barnet College and the Hendon RAF museum, en route to Colindale, Mill Hill Hendon & Burnt Oak. Travis Perkins and a Hyundai car dealer are in close vicinity.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be through Johal Regan Ltd. Prices, premiums and rents are quoted exclusive of VAT which may apply.

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Mill Hill Mainline & Thameslink station is close by. The new Beaufort Park of 2,800 homes and 85,000 sq ft commercial use is within 300m. Easy access is provided by the M1 (J2), A5 (Edgware Road) A41, A1000 & A406 (North Circular Road)

ACCOMMODATION

Exterior Yard Area	4,400 sq ft
Warehouse unit	1,100 sq ft

TERMS

A new Full Repairing and Insuring lease will be granted for a term to be agreed subject to periodic rent reviews

RENT

£25,000 per annum exclusive subject to contract

RATES

Approx £3,152 per annum

LEGAL COSTS

The ingoing tenant to be responsible for all parties' reasonable legal costs

VIEWING:

Strictly by appointment through owner's agents Johal Regan