

**NEW TO MARKET**

**UNIT E, COLINDALE BUSINESS PARK**

**2/10 CARLISLE ROAD, LONDON NW9**



**PHILIP  
PHILLIPS**

ESTATE AGENTS  
SURVEYORS  
VALUERS

ESTABLISHED 1954



- ❖ Modern development, well located off the A5/Edgware Road providing good access to central London and major road network (M1/A1/A406).
- ❖ Approximately **5,712 sq ft (530.7 sq m)** comprising ...  
  
Ground floor 2,864 sq ft (266.1 sq m)  
(inc showroom/office 366sq ft (34 sq. m)  
First/mezzanine 2,848 sq ft (264.6 sq m)
- ❖ A modern mid-terraced light industrial/warehouse/office building with brick/metal profile cladding and a steel roller shutter loading door.
- ❖ Fully fitted food preparation and commercial kitchen plus showroom and modern offices.
- ❖ Extensive, well fitted cooking and preparation areas plus **3** large integrated walk-in freezer/chiller rooms and warehousing accommodation.

Email:  
[sales@philippPhillips.com](mailto:sales@philippPhillips.com)  
[lettings@philippPhillips.com](mailto:lettings@philippPhillips.com)

Web: [www.philippPhillips.com](http://www.philippPhillips.com)

Head Office  
1 Brampton Lane  
Hendon NW4 4AB

Tel: 020 8202 3535  
Fax: 020 8202 9505



❖ Loading bay and front yard affording access for deliveries (with 9' clearance) plus parking for 6 vehicles

**Property Professionals for over 50 years**

These particulars do not form part of an offer or contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact and any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of these statements. The vendor/lessor does not make or give and neither Messrs Philip Phillips & Company, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



- ❖ **Goods lift with 300kg capacity.**
- ❖ **Modern offices** largely open plan (incorporating glass partitioned manager's office) and ground floor showroom/dining area.
- ❖ 2/3 separate wc's/washrooms, non-slip flooring, power trunking, computer/telephone cabling.
- ❖ **RATES PAYABLE:-** We are advised the rates payable for the year 2011/2012 is **£18,835.50**. We recommend interested parties verify this information for themselves (020 8359 2000).
- ❖ A new lease on full repairing and insuring terms for a period to be agreed.
- ❖ **RENT:- £46,000 pax.**
- ❖ **VIEWING HIGHLY RECOMMENDED VIA SOLE AGENTS – PHILIP PHILLIPS & CO LTD (020 8202 3535).**
- ❖ **ALTERNATIVELY THE OWNER MAY CONSIDER SELLING THE PROPERTY.**