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Three Ground Floor Commercial Units Beneath A Residential Development Of 230+Flats

Unit 2: 2,163 sq ft Unit 3: 2,130 sq ft Unit 6: 795 sq ft



Fellows Square, Edgware Road, Cricklewood, NW2 6GP

Location: Within half a mile of Cricklewood centre with many restaurants, retailers, and offices. The property benefits from good communications being within a mile of Cricklewood Train Station and being minutes from junction 1 of the M1 Motorway.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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Located within the mixed-use development of Fellows Square, Cricklewood. A development of 230 residential units and 5 commercial units. Two units already let to a resident's gym and creche operator.

Accommodation:

Three remaining commercial units to let, all prominently fronting Edgware Road and would potentially suit office, retail uses, or possibly other uses within Class E Planning band. All vacant units are ready for an occupier to conduct a fit out and will be handed over in shell and core condition.

Description:

Three ground floor commercial units:

Unit 2	2,163 sq ft	200 m ²
Unit 3	2,130 sq ft	198 m ²
Unit 6	795 sq ft	74 m²

Lease/Leases: New leases for a term to be agreed on full repairing and insuring basis.

Rent: Quoting £20.00 per sq ft p.a.x.

- **Rates:** Interested parties are advised to seek independent advice from Barnet Council regarding the rates payable.
- **Legal costs:** Each party to bear their own professional costs.

Viewing: Via Joint Agents:



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