

## **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.

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:

<b>Unit 2</b>	2,163 sq ft	<b>200 m<sup>2</sup></b>
<b>Unit 3</b>	2,130 sq ft	<b>198 m<sup>2</sup></b>
<b>Unit 6</b>	795 sq ft	<b>74 m<sup>2</sup></b>

**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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