

TO LET



UNIT 2
EDGWARE ROAD
LONDON
NW2 6GP

PRIME COMMERCIAL UNIT

- 2,163 sq ft
- £20 psf
- Prominent location
- Good transport links

LOCATION

Located on the mixed-use development of Fellows Square, Cricklewood.

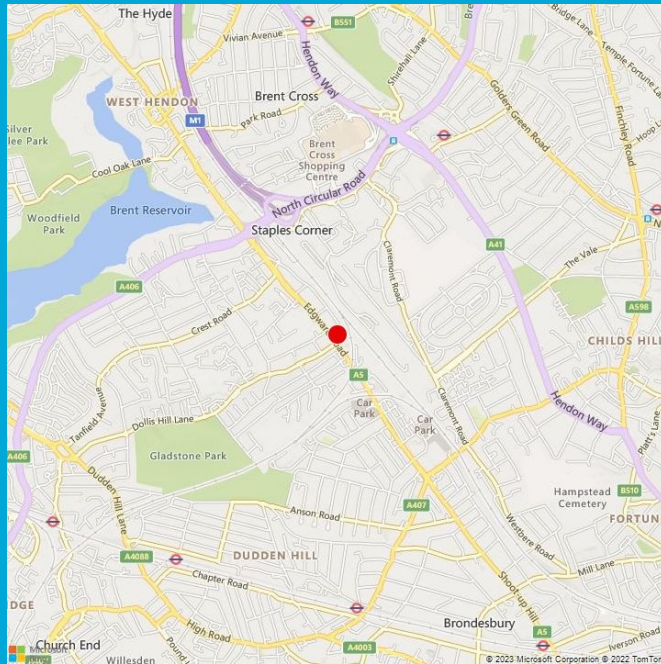
Within half a mile of Cricklewood centre with many restaurants, retailers, and offices. The property also benefits from good communications being within a mile of Cricklewood Train Station and being minutes from junction 1 of the M1 Motorway.

DESCRIPTION

A development of 230 residential units and 5 commercial units. Two units already let to a resident's gym and creche use respectively.

Three commercial units remaining to let. All prominent premises fronting Edgware Road and would potentially suit office and retail uses alike. All vacant units are ready for an occupier to conduct a fit out and will be handed over in shell and core condition.

Subject to Contract - Updated February 2023



ACCOMMODATION

Unit 2 comprises 2,163 sq ft of ground-floor accommodation that would suit a number of different occupiers.

| | | |
|--------------|-------------|-------------|
| Ground Floor | 2,163 Sq Ft | 200.94 Sq M |
|--------------|-------------|-------------|

TENURE

Available on a new lease by negotiation.

LEGAL COSTS

Each party to bear their own professional costs.

EPC

C 68

VIEWINGS



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