



Unit 4 Aquarius Business Park

Prominent Industrial | Warehouse Unit | To Let

16,846 Sq Ft

Available Now

Local Occupiers

Unit 4 Aquarius Business Park

City of London
10.3 miles / 30 mins



Brent Cross West
0.5 mile / 3 mins



A406

A5

A406

A5



Refurbished throughout



Ground floor reception and undercroft area



Clear internal height: 6.5m rising to 8.3m



Prominent standalone unit fronting A406



Ample parking provisions



2 level access loading doors



First-floor fitted offices and WCs throughout



EPC Rating of A+



PV panels



EV charging points



LED lighting



Secure gated rear yard

Unit 4 comprises of a stand-alone single bay warehouse/industrial property of steel portal frame construction, having undergone an extensive refurbishment throughout.

The unit benefits from 2 loading doors, clear height of 6.5m rising to 8.3 with a ground floor reception and undercroft area, fitted offices first floor, WCs throughout and a rear gated secure yard.

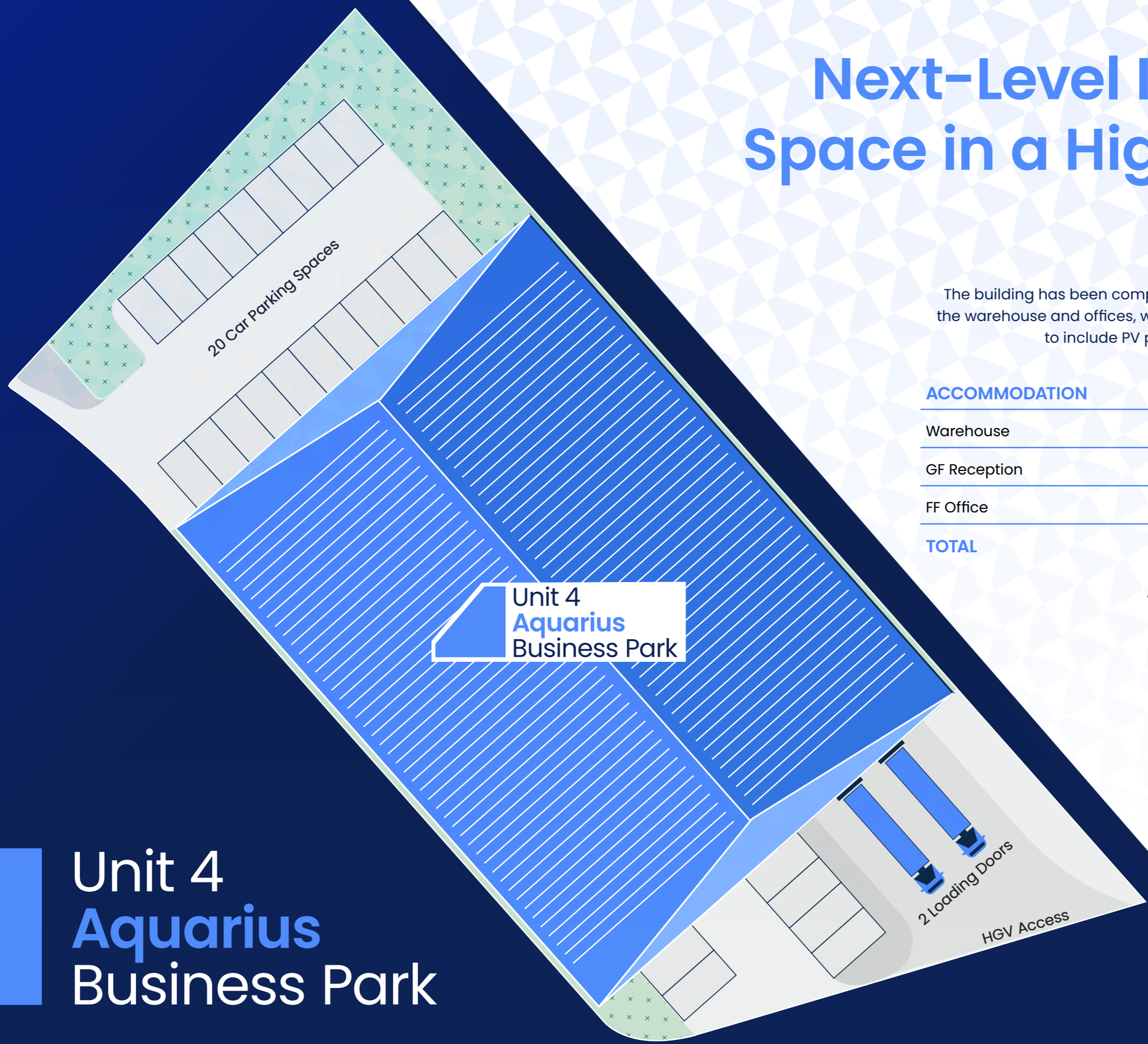
A Standalone Industrial Opportunity in Staples Corner.

Next-Level Industrial Space in a High-Profile Location

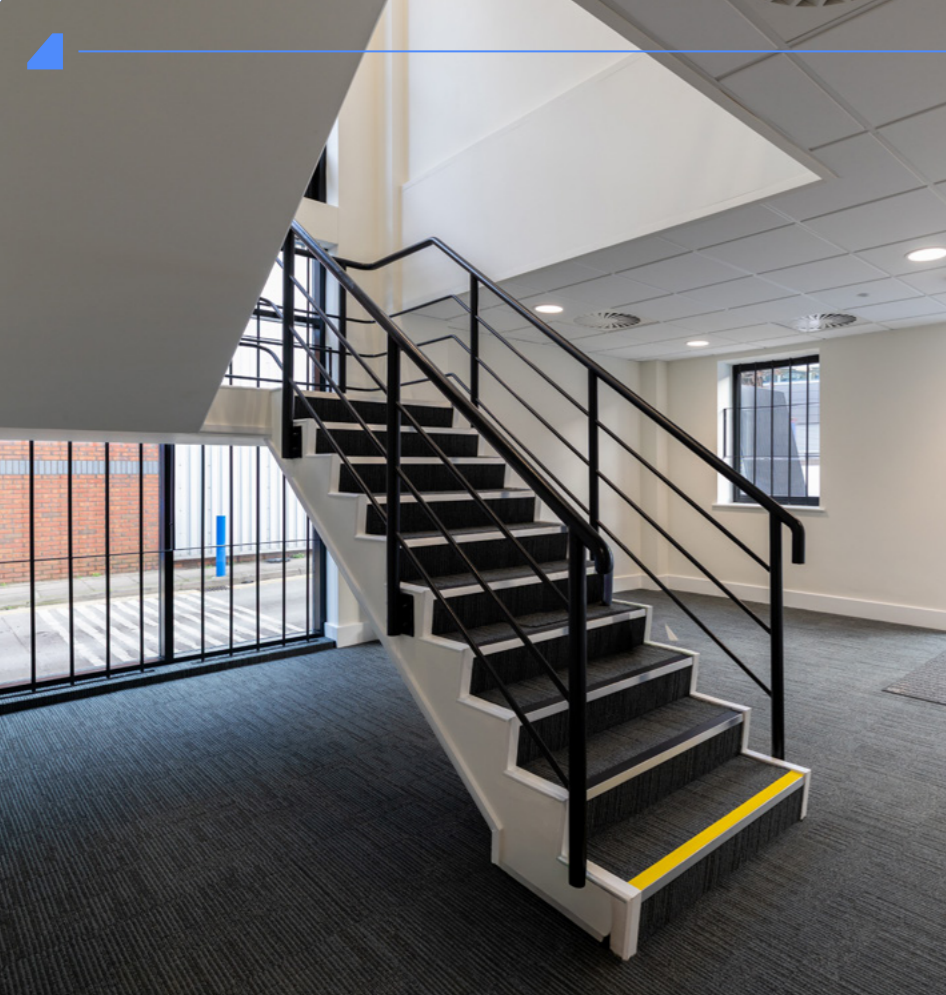
The building has been comprehensively refurbished throughout the warehouse and offices, with several additional ESG upgrades to include PV panels, EV charging and LED lighting.

ACCOMMODATION	SQ FT	SQ M
Warehouse	13,580	1,261.62
GF Reception	952	88.44
FF Office	2,314	214.97
TOTAL	16,846	1,565.03

All areas are approximate and measured on a Gross External basis.



Unit 4 Aquarius Business Park



Priestley Way | Staples Corner | NW2 7AN



A Gateway to Greater London.

Aquarius Business Park is accessed via Priestley Way, a turning off the northern approach to the Edgware Road (A5) just north of Staples Corner. The estate fronts and has access to the slip road of the North Circular Road (A406). J1 M1 is approximately 500 metres away.

The estate is served by Hendon Station situated approximately 1 mile to the north. Bus stops are located outside the estate providing transport towards Edgware and Brent Cross.



ROAD	MILES	MINUTES
M1 J1	0.3	2
A406 N Circular	0.2	2
A41	1.0	4
M4 J2	7.3	14
M40/M25	14.7	20

RAIL	MILES	MINUTES
Brent Cross W	0.5	3
Brent Cross	1.3	4
Golders Green	2.3	7
Euston	6.7	20
Kings X / Pancras	7.4	22

AIR	MILES	MINUTES
Heathrow	15.1	24
Luton	26.4	28
City	22.2	35
Stansted	38.4	45
Gatwick	41.1	65

BOAT	MILES	MINUTES
Gateway	37.7	55
Southampton	84.0	90
Felixstowe	94.5	100

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Unit 4 Aquarius Business Park



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