



1 Carlisle Road

Colindale, NW9 0HD

Recently Refurbished Warehouse With Offices

6,351 sq ft

(590.03 sq m)

- Parking to the front
- Electric rolling shutter
- Flexible terms available
- Recently refurbished
- Established industrial area
- 1 Mile from Colindale Underground Station
- 0.2 Miles from A5 Edgware Road
- 3.4 Miles from M1 Junction 1 (A406)

1 Carlisle Road, Colindale, NW9 0HD

Summary

Available Size	6,351 sq ft
Rent	£16.50 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

1 Carlisle Road is a well-maintained warehouse, recently refurbished to a high standard. It is located in a prime position in an established industrial location. The unit has offices on both the ground and first floors as well as both kitchenette and toilet facilities.

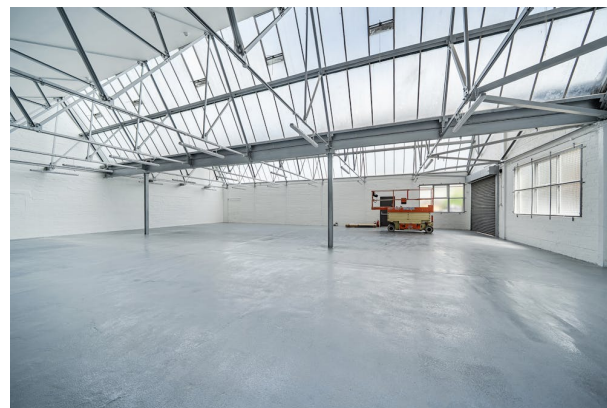
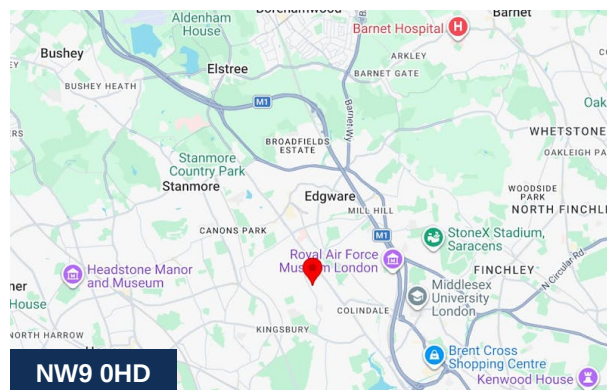
It benefits from both a full-height electric roller shutter and a separate pedestrian entrance, ensuring easy access for both deliveries and staff. Offering a clean, versatile layout, this space is ideal for a range of uses.

Location

Carlisle Road forms part of the well-known and established Colindale Business Park, which is strategically located just off the A5 Edgware Road with easy access to the M1, M25, A406 (North Circular Road) and A41 Colindale Underground Station is about one mile away, Burnt Oak slightly closer. Numerous bus routes serve the surrounding areas.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



Daniel Moriarty

020 8429 9009 | 07907 703 640
daniel@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/08/2026

