

Fully Refurbished Industrial / Logistics Warehouse Unit 23,550 Sq Ft (2,188 Sq M) Available Now To Let







274

First Floor Office

Ground Floor Office

First Floor Office

Warehouse

Total

Mezzanine

Warehouse

Total

275



Rewriting London's Last Mile Logistics

Unit 274 has been fully refurbished both internally and externally. This includes a full office re-fit with LED lighting, HVAC, Solar PV and EV chargers.







Extensive Refurbishment



Ground and First Floor Offices



150 kVA **Power Supply**







25m Yard Depth



8.67m Clear Internal Height



18 Car Parking Spaces



4 Dock Level **Loading Doors**



Rooftop Solar PV



4 EV Charging Points



EPC



BREEAM Excellent





Approximate Gross External Areas

Sq Ft

37,994

Sq M

259.2

258.8

3,011.7

3,529.7







Excellent Location

Positioned along Abbeydale Road, the property enjoys access to the A406 (North Circular), serving as a direct conduit to major road thoroughfares such as the M1 and the M40 motorways. This unparalleled connectivity ensures swift and efficient routes, facilitating the seamless movement of goods and services to regional and national destinations.

Main Road Distances

A406 0.2 Miles

A40 0.9 Miles

M1 3.8 Miles

M40 10 Miles

M25 J16 11.6 Miles

Central London 10.2 Miles

Station Distances

Stonebridge Park

Bakerloo

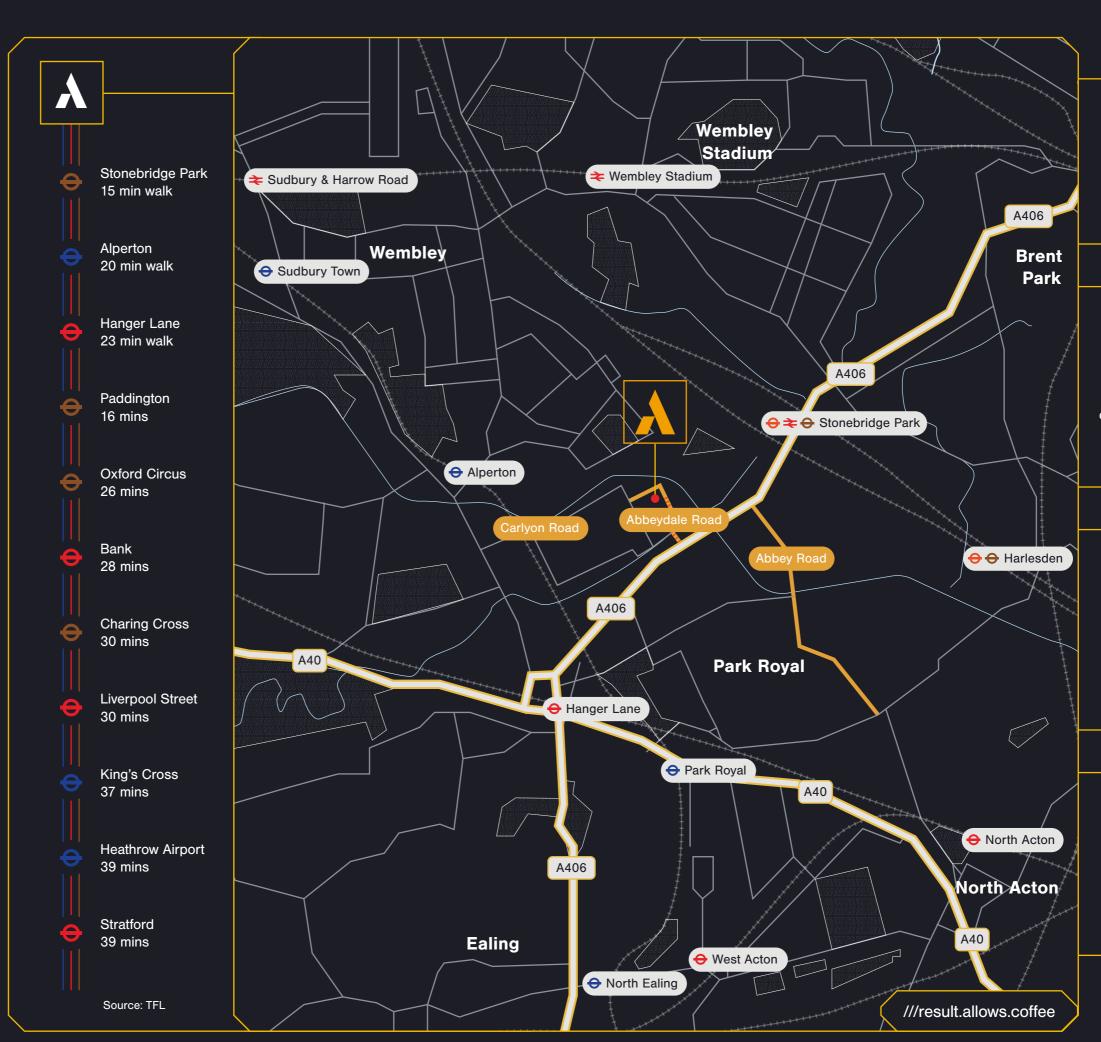
5.3 Mile

Overground

7.8 Miles

Piccadilly

9.0 Miles



12.9m

Population of 12,886,942 within a 1 hour drivetime.

5.7%

Favourable unemployment rate of 5.7% compared to London's 5%.

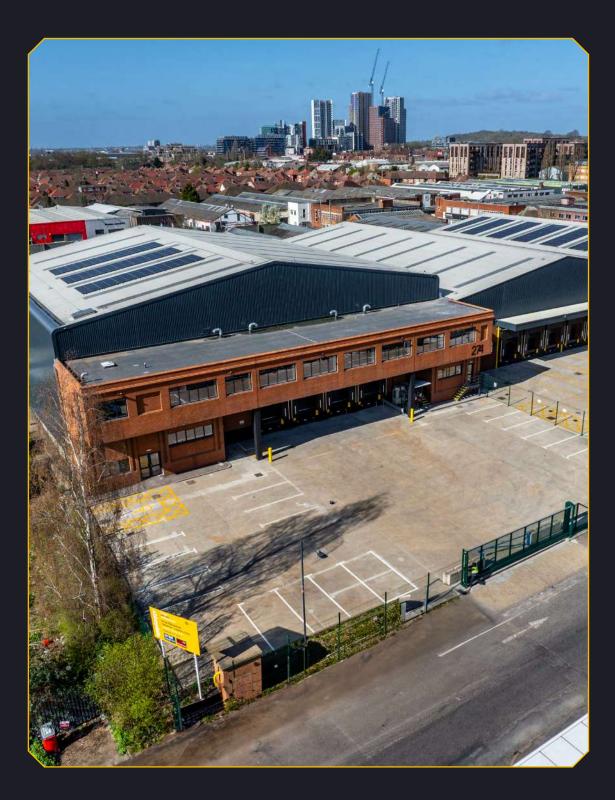
8.5%

Competitive gross weekly earnings averaging 8.5% less than London's average.

14%

Locally employed in the manufacturing, transportation and storage industries.

Source: Office for National Statistics (2023)







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