

TO LET Fully fitted car servicing centre/industrial
warehouse premises



(Formerly occupied by Mercedes-Benz)

Mercedes-Benz Unit

Blackburn Road, West Hampstead NW6

25,070 sq ft (2,329 sq m)

Description

The property is currently used by Mercedes Benz as a vehicle servicing centre.

On the ground floor of the property the warehouse is predominantly used for the servicing of cars, with a modern customer reception area located to the front of the property. The property also benefits from fully fitted first floor office accommodation, including toilet facilities, located above the reception.

The premises benefit from the following facilities/specification:

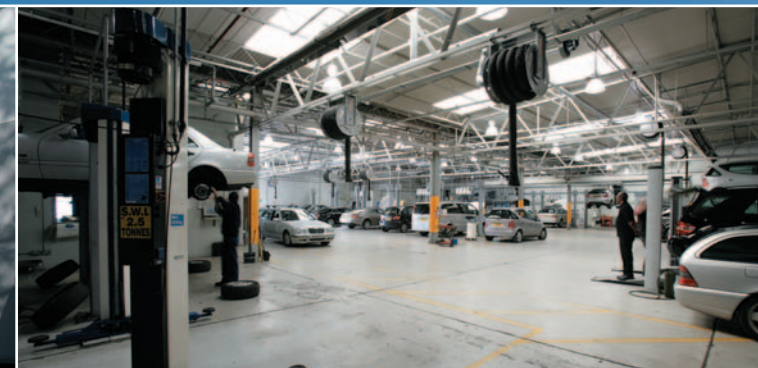
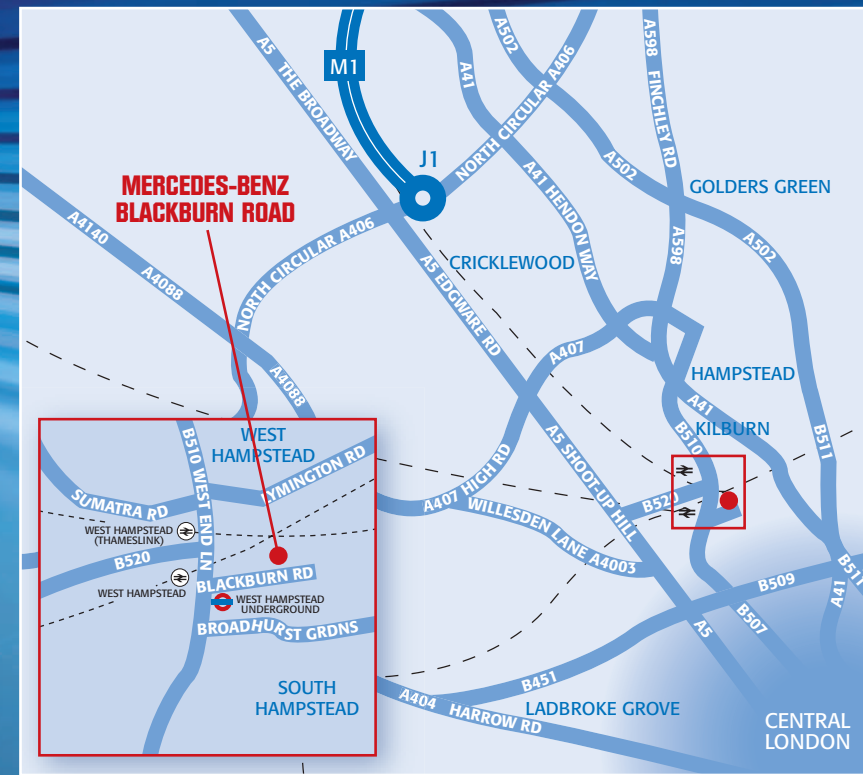
- Open courtyard 12,413 sq ft – offering space for 37 marked car spaces
- 3 ground level loading doors
- Customer reception

Location

The property is situated on Blackburn Road, West Hampstead which is accessible from the A41 Finchley Road via West End Lane (B510). The A5 Edgware Road is also in close proximity offering direct access to the North Circular Road (A406) and J1 of M1 motorway.

West Hampstead Underground Station (Jubilee Line) is situated approximately 2 minutes from the property providing easy access into the West End and City. West Hampstead Thameslink Station is a further 2 minutes walk from the property again providing access into Central London.

Floor Areas	sq ft	sq m
Warehouse	23,570	2,190
Office	1,500	139
Total	25,070	2,329



VAT

All rents etc exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Rent

Upon application.

Terms

The unit is available by way of a new FRI lease. On terms to be agreed.

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These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale. Net internal measurements in accordance with RICS Code of Measuring Practice 5th edition. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessors must satisfy themselves independently as to the incidence of VAT in respect of any transaction. May 2008.