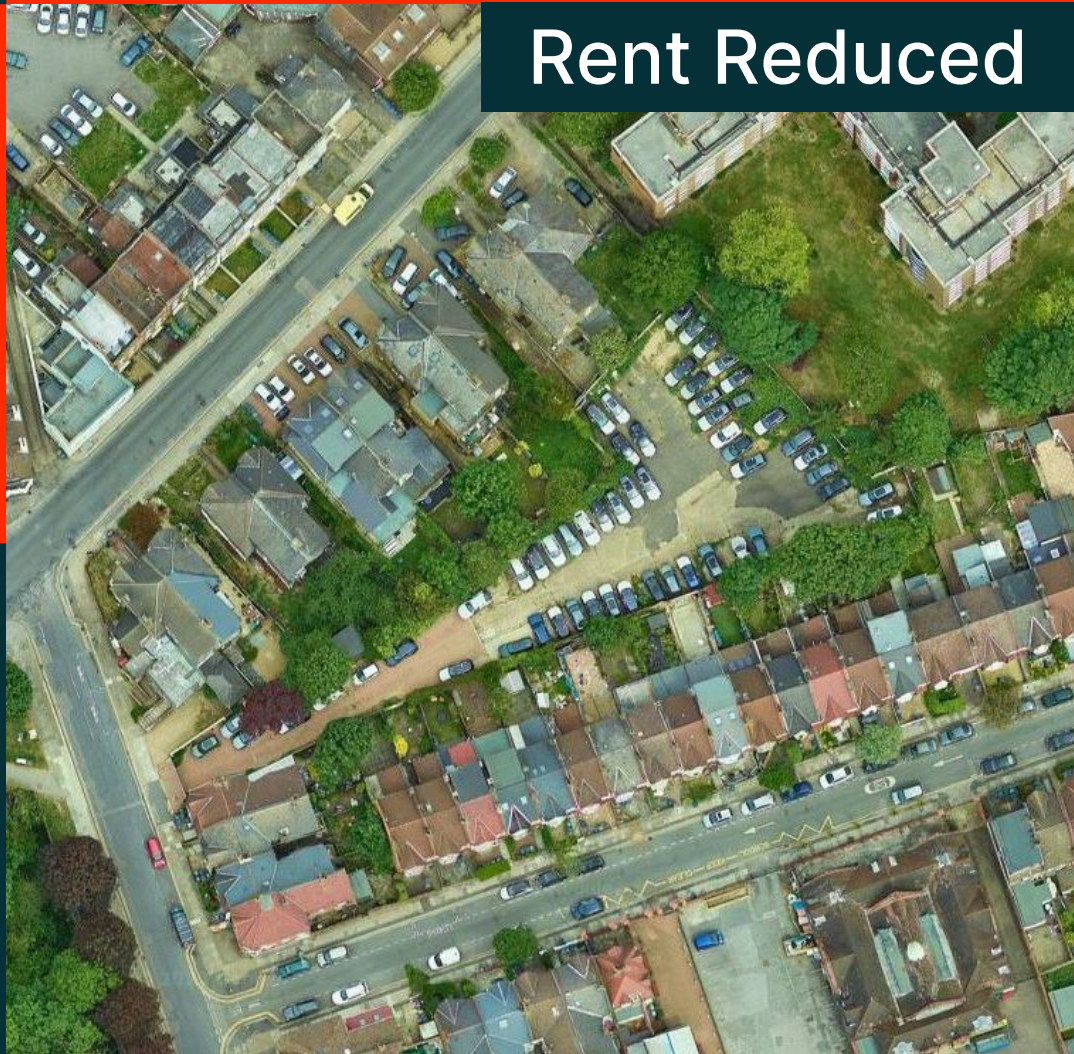


TO LET Storage Yard

Algernon Road, Hendon
London NW4 3SY



Rent Reduced



Contact

Mark Frostick – 07785 522958
mark.frostick@rapleys.com

Jamie Johnson – 07384 115718
jamie.johnson@rapleys.com

Location

The property is located on Algernon Road close to the junction with A504 Station Road in the Hendon area of north London. The surrounding area is predominantly residential with an NHS Medical centre next door.

The site is within walking distance of Hendon Railway station and via Station Road has easy vehicular access to the A5, A406 and M1.

Description

A secured irregular shaped site previously used for vehicle storage, the site has a main vehicular access from Algernon Road with a secondary access from Station Road.

The site is secured with metal gates to the front and surfaces are a mixture of brick pavior, concrete and tarmac and previously held circa 75-100 vehicles depending on layout.

Energy Performance

Energy Performance Asset Rating – N/A

Tenure

Leasehold

Terms

The property is offered on a new 5 year lease with a rolling landlord break after year 3 at a rent of £75,000. **Please note the freehold is not available.**

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Rating

We are advised that the Rateable Value for the property is £58,000 and the UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at

www.gov.uk/calculate-your-business-rates.

Viewing

Strictly by appointment with the agents

- Secure yard located within walking distance of Hendon Railway Station.
- Easy access to A406, A5 and M1
- Secure site for up to 100 cars
- Available by way of a new lease.

Total Site Area

0.17 hectares

0.42 acres

Storage Land



For further details contact:
Mark Frostick – 07785 522958
mark.frostick@rapleys.com
Jamie Johnson - 07384 115718
jamie.johnson@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their
accuracy and they are not intended to form any part of a contract. No person in the
employment of Rapleys or their joint agents has authority to give any representation or
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These
particulars were updated March 2024.

rapleys.com
0370 777 6292

RAPLEYS