

# PRIME COMMERCIAL UNITS TO LET



**Busy location fronting  
Edgware Road.**

**Fellows Square,  
Edgware Road,  
Cricklewood, NW2 6GP**



**Location:**

Located on the mixed-use development of Fellows Square, Cricklewood. A development of 230 residential units and 5 commercial units. Two units already let to a resident's gym and creche use respectively.

Three commercial units remaining to let. All prominent premises fronting Edgware Road and would potentially suit office and retail uses alike. All vacant units are ready for an occupier to conduct a fit out and will be handed over in shell and core condition.

Within half a mile of Cricklewood centre with many restaurants, retailers, and offices. The property also benefits from good communications being within a mile of Cricklewood Train Station and being minutes from junction 1 of the M1 Motorway.

**Description:**

Three ground floor commercial units remaining

Unit 2	2,163 sq ft
Unit 3	2,130 sq ft
Unit 6	795 sq ft

**Important notice**

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**Tel: 01494 677755**

**Lease:**

New lease to be agreed.

**Rent:**

Quoting £20 psf

**EPC:**

TBC

**Rates:**

Interested parties are advised to seek independent advice on the rates payable.

**Legal costs:**

Each party to bear their own professional costs.

**Viewing:**

For further information or an appointment to view, please contact Connor Harrington on: 01494 689 604 [ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk) or contact our joint agents 3H Property Consultants, Graham Harris on: 0207 286 8363 [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Subject to Contract (April 22)

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