

Reference: HEN02208

SAVE £30K

**WAS £90K PA
NOW £60K PA**

Unit 8 Propeller Way, Aerodrome Road, Hendon, NW4 4BW

Barnet, NW4 4BW

To Let

£5,000 pcm

4,860 sq ft

Flexible Use

 [Google Maps](#)



Unit 8 Propeller Way, Aerodrome Road, Hendon, NW4 4BW



£5,000 per month + VAT

£60,000 p/a · £12 per sq ft



Flexible Use

For multiple industries



4,860 sq ft internal

452 sq m



Reference

HEN02208



24/7 access



3-Phase Power Supply



Allocated parking spaces



Electric roller shutters

WHAT'S NEARBY



Colindale Underground Station

3 min drive



M1

7 min drive



North Circular Road

10 min drive



[Google Maps](#)



[illegible]

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 **Colindale Underground Station**
3 min drive

M1
7 min drive



Cost Breakdown

Costs Per Month

Rent	£5,000
Business Rates	£1,570
Insurance	£90
Service Charge	£470
Total	£7,130

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£60,000
Business Rates	£18,840
Insurance	£1,080
Service Charge	£5,640
Total	£85,560

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years subject to negotiation.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

