



## LAND TO THE REAR OF OXGATE HOUSE

Oxgate Lane, London, NW2 6FA

Detached warehouse/ car park with a loading door.

7,308 SQ FT

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## Summary

<b>Available Size</b>	7,308 sq ft
<b>Rent</b>	£85,000 per annum
<b>Business Rates</b>	Prospective tenants should make their own enquiries to the London Borough of Brent.
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon Enquiry

## Description

A large detached brick industrial building most recently used for car storage. The property is mostly clear and open plan with a few steel pillars and a WC and kitchenette. In addition there is a piece of land to the side that leads to a garage.

There is a loading entrance on the front of the property, windows down both sides, and skylights allowing plenty of natural light.

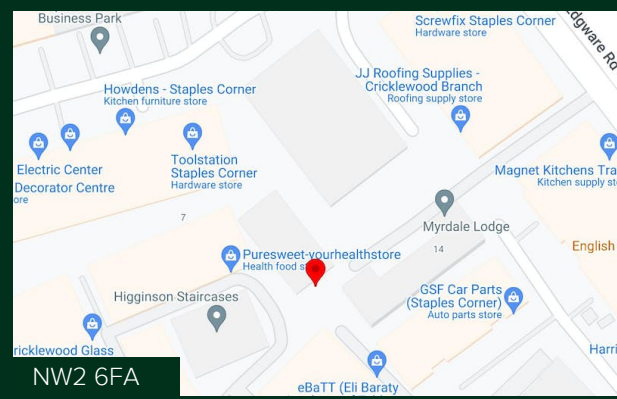
The Landlord is prepared to make reasonable alterations to suit an incoming tenant.

This property would suit a variety of uses from storage, car parking, workshop and light industrial.

## Location

This property is located on Oxgate Lane in Staples Corner. Close to Edgware Road (A5) leading to Junction 1 of the M1 motorway and North Circular Road (A406).

Within close proximity to Brent Cross (Northern Line) underground station and Hendon (Overground) station.



## Viewing & Further Information

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### CONNECT WITH US

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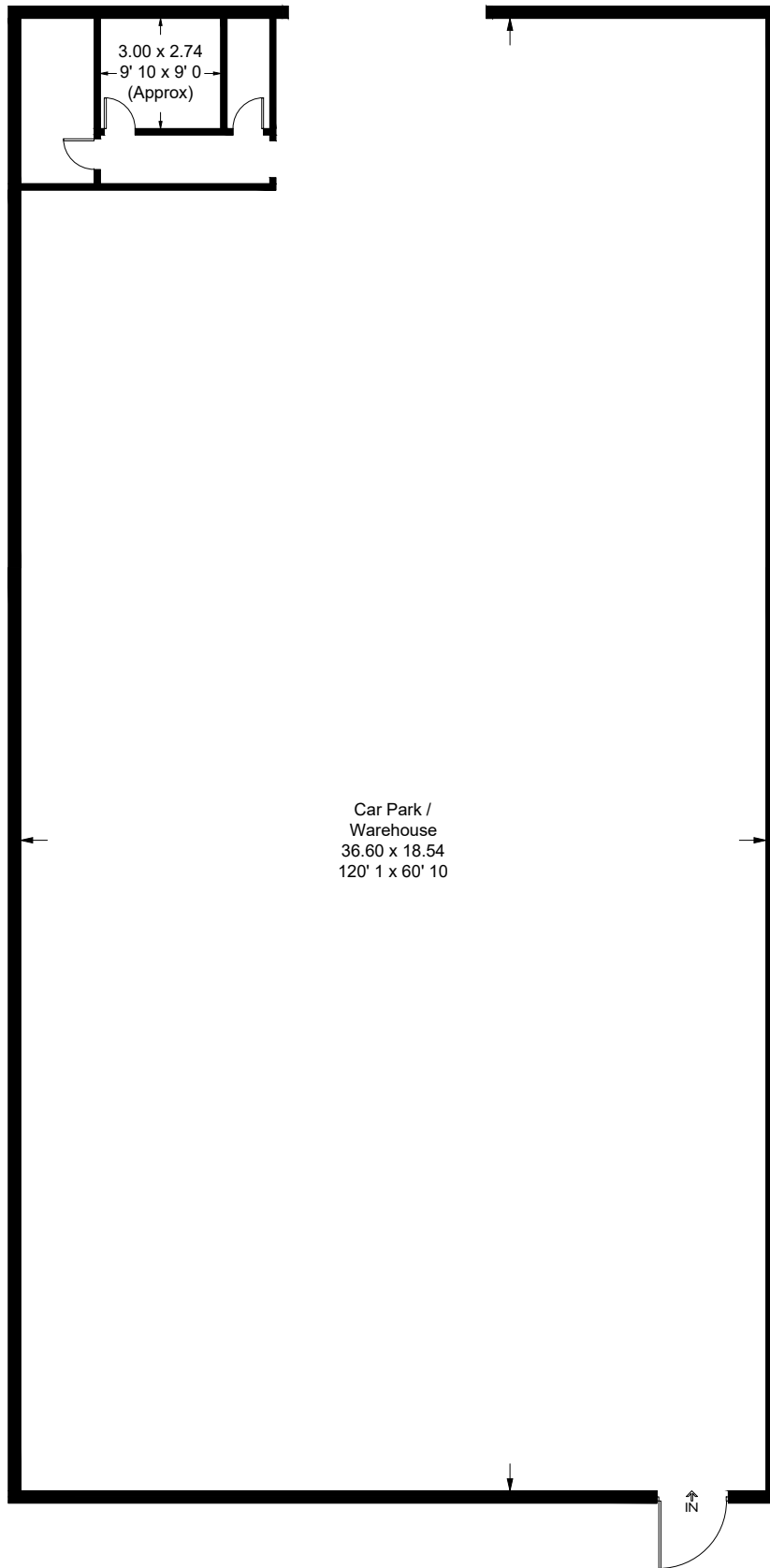
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# Myrdale Lodge

Approximate Gross Internal Area = 7308 sq ft / 678.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.