

The image shows the interior of a two-story industrial building. The ground floor is a large, open space with a concrete floor. A mezzanine level is visible, supported by several vertical steel columns. A staircase with a metal railing leads up to the mezzanine. The ceiling is a grid of acoustic tiles. The entire image is overlaid with a semi-transparent dark green filter.

OXGATE LANE
STAPLES CORNER, NW2 7JA

F O R E S T
REAL ESTATE

TO LET

2,045 TO 6,135 SQ FT

Modern Warehouse/Storage Unit in Staples Corner

Key Features

- Rent Inclusive Of Service Charge
- Choice of 3 Units
- Independent Loading Doors
- Flexible Lease Terms Available
- Three Units Can Be Combined To Create 6,135 ft2
- 24/7 Access
- Onsite Parking
- Ceiling Heights of 4.7m
- CCTV
- High Speed Wi-Fi

Oxgate House, Oxgate Lane
Staples Corner, NW2 7JA





Description

Situated just off the Edgware road and a stone's throw from Brent Cross. Initially opening in July 2020, Oxgate House is an old cigarette factory which was converted in three phases. There are four studios available, located at ground floor level. Three studios can be combined to create 6,135 f2.

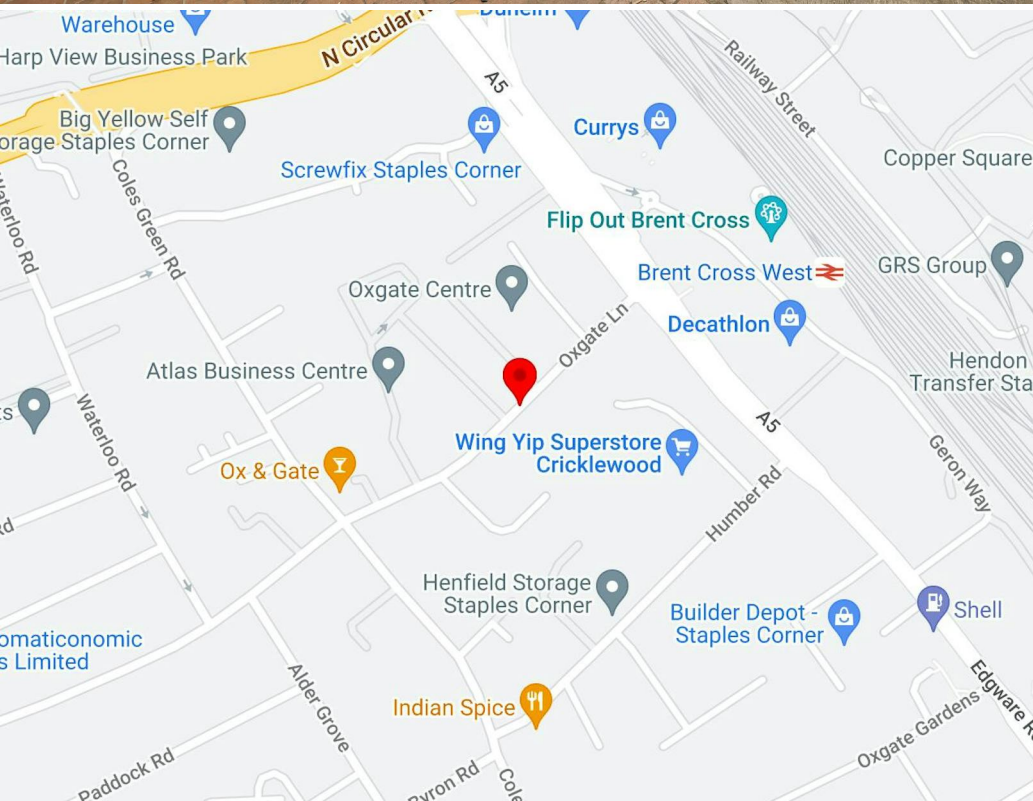
Benefits to each unit include; mezzanine floors, loading doors (height 4m), concrete flooring and access to shared WCs.

There are also spacious corridors and communal areas and onsite parking. The studios have a diverse and varied community, from small ecommerce businesses and production kitchens to fine artists, independent designers and content creators.

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.





Availability

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Availability
Unit - 104-105	2,045	£36,000 /annum	£9,231.50 /annum	n/a	Available
Unit - 106-107	2,045	£36,000 /annum	£9,231.50 /annum	n/a	Available
Unit - 108-109	2,045	£36,000 /annum	On Application	On Application	Available
Total	6,135				
Lease	New Lease				
Rent	£36,000 - £108,000 per annum				
Rates	£9,231.50 per annum per unit				
Service Charge	N/A				
VAT	Applicable				
EPC	C (57)				

Contact

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