

# OXGATE LANE

STAPLES CORNER, NW2 7JA

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FOREST  
REAL ESTATE

# TO LET

## 2,045 TO 6,135 SQ FT

**\*XMAS DEAL\* 2 months rent free if let by Christmas!**

### 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 ft<sup>2</sup>
- 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.

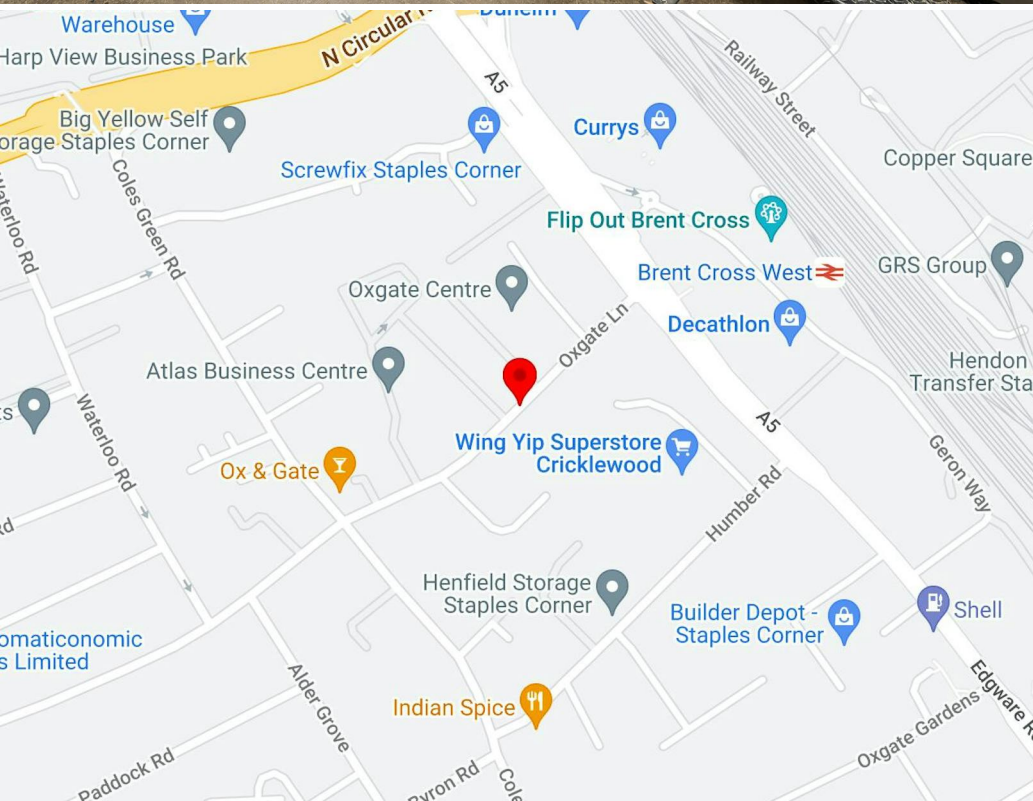
Benefits to each unit include; mezzanine floors, loading doors (height 4m), concrete flooring and access to shared WCs.

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
<b>Total</b>	<b>6,135</b>				
<b>Lease</b>	New Lease				
<b>Rent</b>	£36,000 - £108,000 per annum				
<b>Rates</b>	£9,231.50 per annum per unit				
<b>Service Charge</b>	N/A				
<b>VAT</b>	Applicable				
<b>EPC</b>	C (57)				

# Contact

## Cormac Sears

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## Ethan Shine

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