

2A LANGTON ROAD

LONDON, NW2 6QA

FOREST
REAL ESTATE

TO LET

8,040 SQ FT

Fully Fitted: Unique & Architecturally Designed Self Contained Building

Key Features

- Full Fitted & Ready To Go
- Opening Roof-Lights Throughout
- Fully Equipped Home Style Kitchen
- Off Street Parking
- Underfloor Cooling + Heating System
- Cost + Energy Systems For Waste, Power & Temperature Control
- Private Landscaped Courtyard
- Abundance of Different Parts Within The Building For Meeting, Quiet Zones, Working Areas

2a Langton Road
London, NW2 6QA





Description

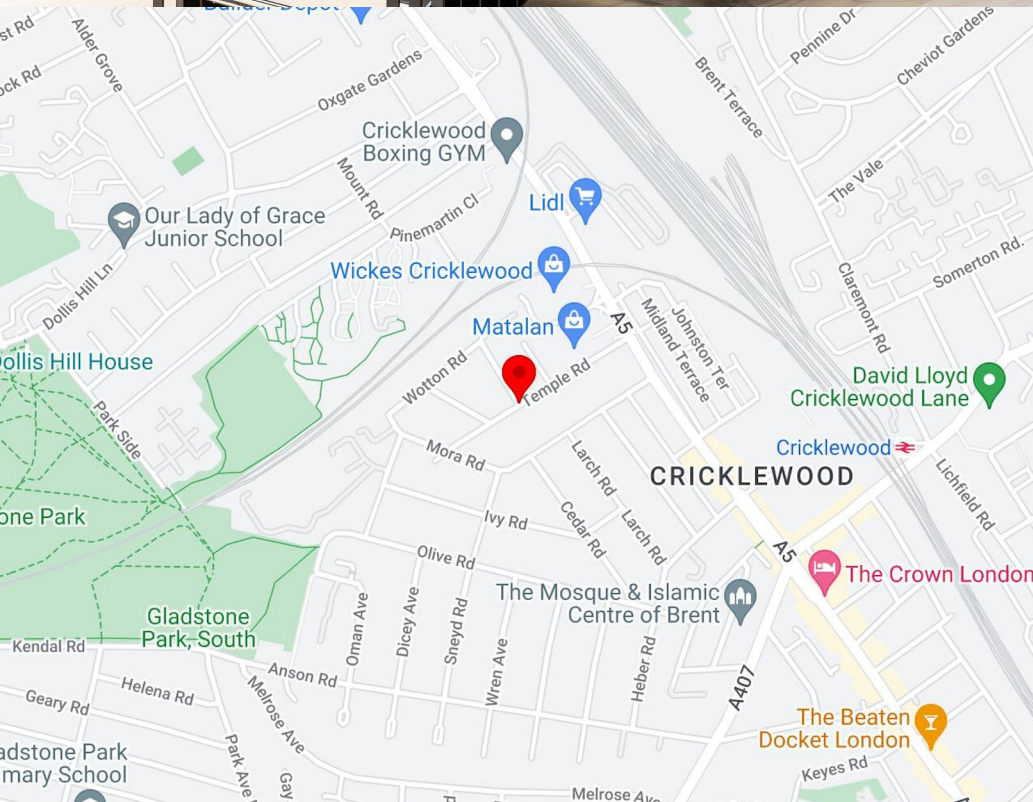
The experience of STORE at 2a Langton Road begins in an authentic, yet unexpected way. Positioned privately, off a quiet, well-maintained residential street; a working-heritage building with an industrial character and an original presence.

Discreetly accessed through a cobbled entranceway, STORE has been carefully designed to be self-contained, safe and secure. At the entrance, Store has 1 on-site parking space and London Borough of Brent has agreed to provide street parking permits for 3 others. The entrance continues as a plantfilled, landscaped passageway that harmonises the design of the exteriors with that of the interiors.

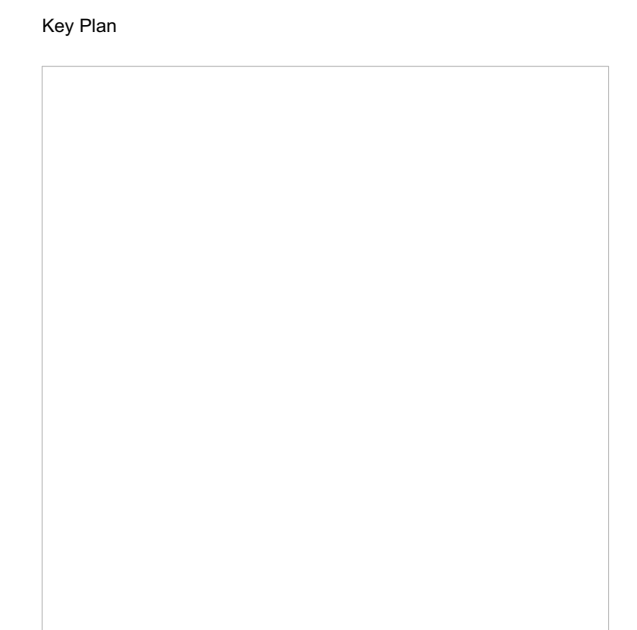
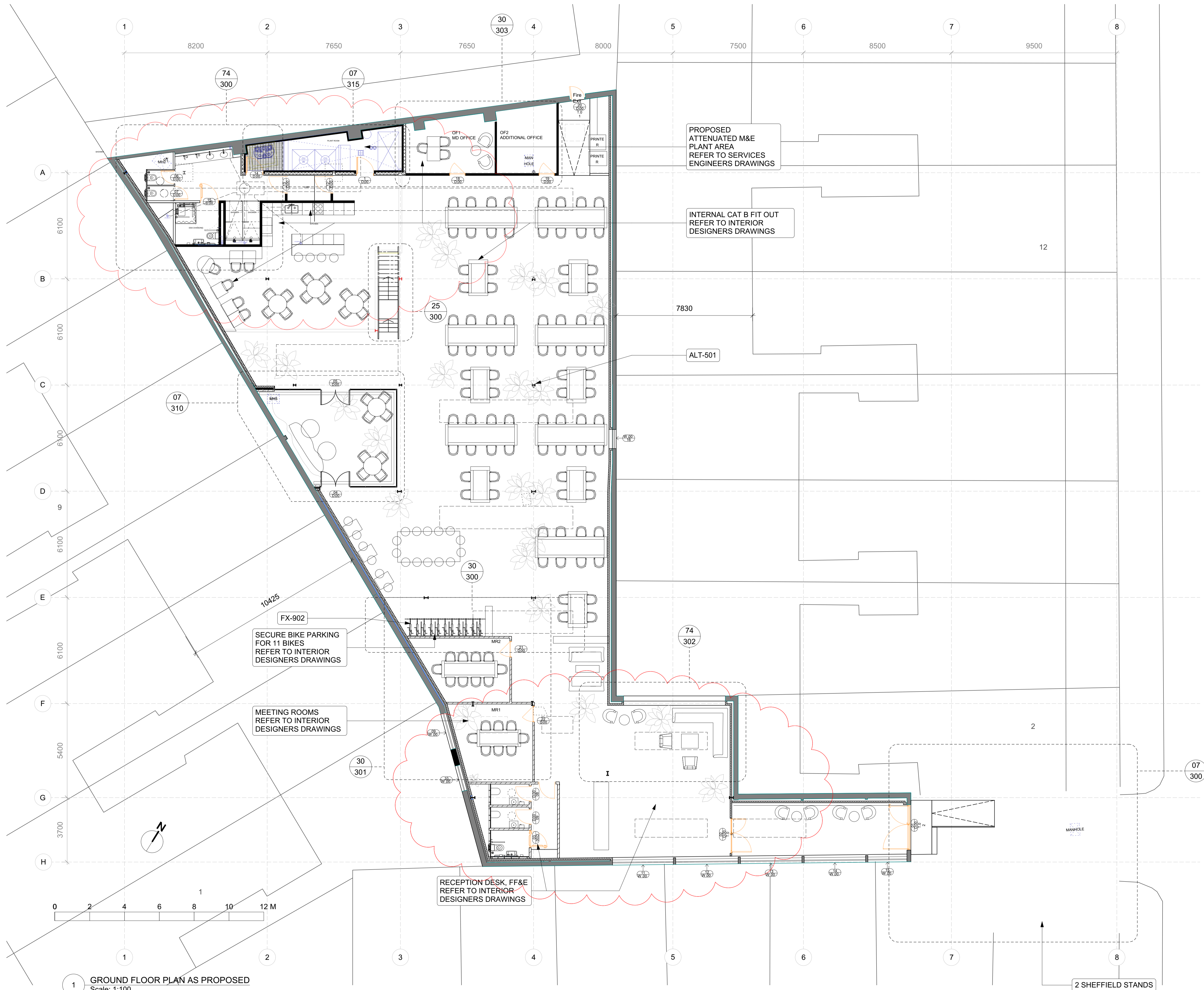
The building has been carefully stripped-back to showcase all of the unmistakable qualities of a classic London workshopwarehouse. Specialist architects Stiff and Trevillion—a leading part of the London creative community — have undertaken a dedicated and detailed refurbishment programme to emphasise a valuable provenance. Many of the genuine features including steels and wood-flooring have been meaningfully recycled into the fabric of the refurbishment. By re-imagining and re-using, rather than demolishing the original industrial building, 10-15% of the embodied carbon has been retained and up to 40% of the damaging emissions that would have been released through new manufacture and transport, has been saved.

Location

The experience at 2 Langton Rd begins in an authentic yet unexpected way. Positioned, privately, off a quiet, well-maintained residential street: a working heritage building with an industrial character and an original presence.







Do not scale from this drawing.
 Check drawing on receipt and immediately report any discrepancies to the Architect.
 Verify all dimensions and levels on site prior to construction.
 The contents of this drawing are Stiff + Trevillion Architects LLP copyright and shall not be re-used without their written permission.

Notes
 NEW 30 SERIES ARE JUST GA PLANS FOR WALL SETTING OUT
 - CYCLE STORAGE
 - MEETING ROOM 1&2
 - MEZZANINE MEETING ROOM 3
 - OFFICE ROOM 1&2
 NEW 07 JUST GA TO SET OUT PLANT AREA

B	30/06/2023	STAGE 5 ISSUE - WC'S REVISED
A	23/9/20	STAGE 4 ISSUED
Rev. Date	Note	Approved

Stiff + Trevillion
 Stiff + Trevillion Architects Ltd
 16 Woodfield Road
 London W9 2BE
 T +44(0)20 8960 5550
 mail@stiffandtrevillion.com
 www.stiffandtrevillion.com

Client
LANGTON ROAD LLP
 Project
2A LANGTON ROAD

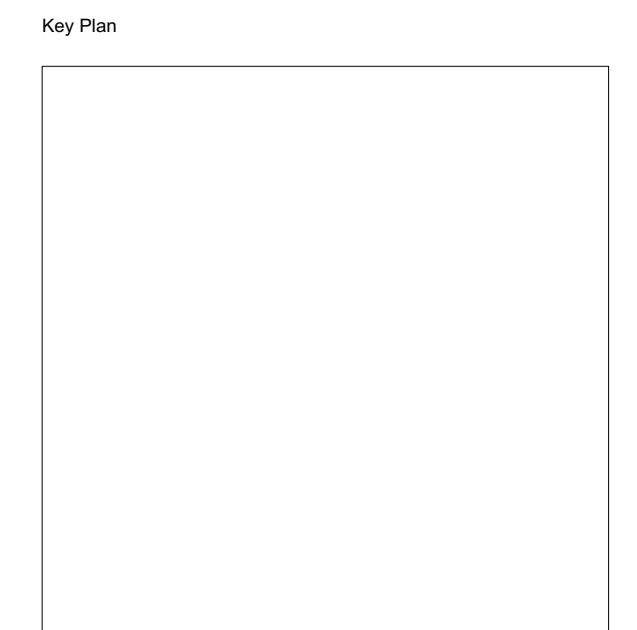
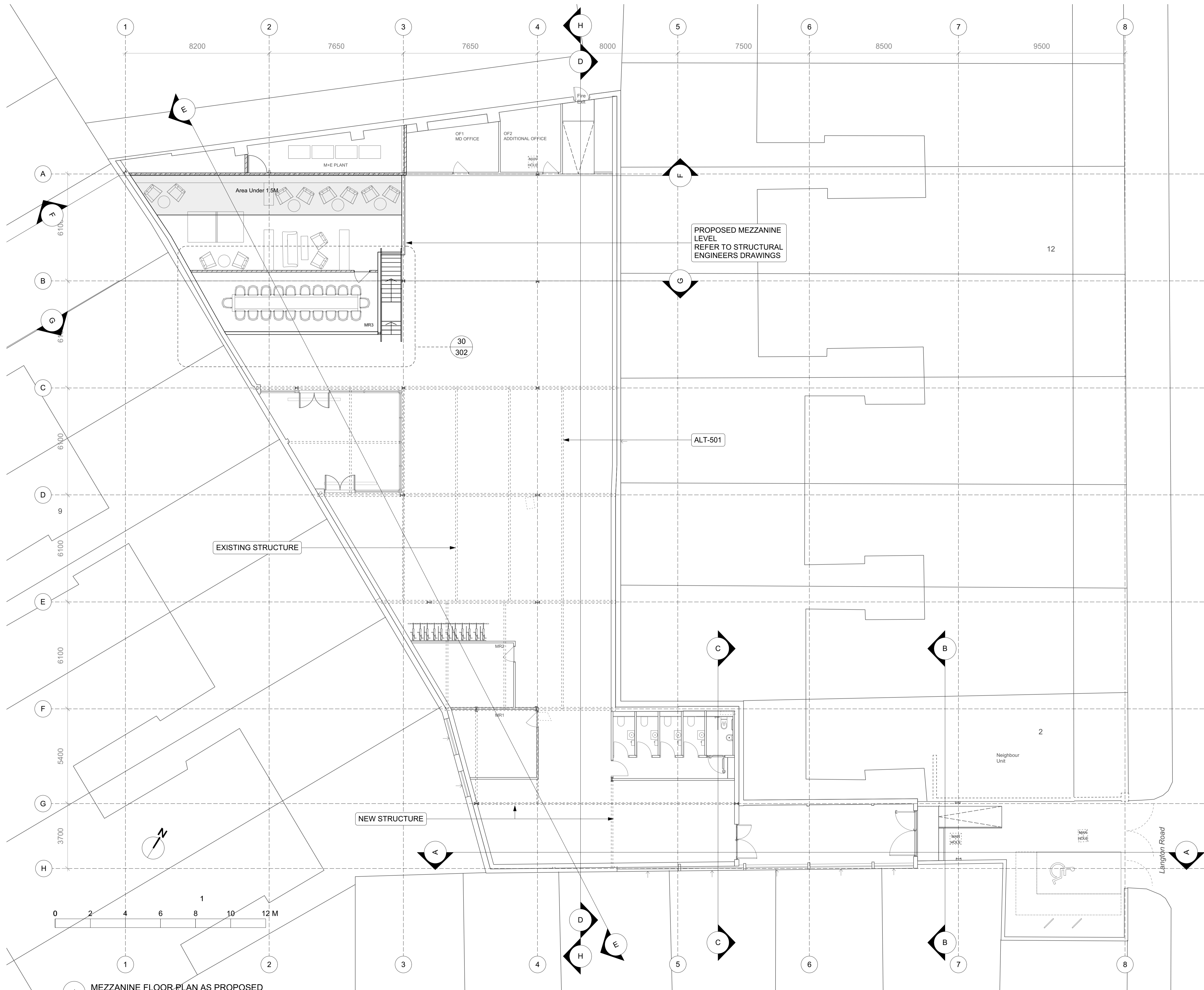
Drawing Title
GROUND FLOOR PLAN AS PROPOSED

Drawing Status
STAGE 5

Date	Scale @ A1	Scale @ A3
11.09.20	1:100	1:200
Project No.	Drawing No.	Revision
4530	A-02-100	B

1 GROUND FLOOR PLAN AS PROPOSED
 Scale: 1:100

2 SHEFFIELD STANDS



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Rev.	Date	Note	Approved
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Stiff + Trevillion
 Stiff + Trevillion Architects Ltd
 16 Woodfield Road
 London W9 2BE
 T +44(0)20 8960 5550
 mail@stiffandtrevillion.com
 www.stiffandtrevillion.com

Client
LANGTON ROAD LLP

Project
2A LANGTON ROAD

Drawing Title
MEZZANINE FLOOR PLAN AS PROPOSED

Drawing Status
STAGE 4

Date	Scale @ A1	Scale @ A3
11.09.20	1:100	1:200
Project No.	Drawing No.	Revision
4530	A-02-101	A

1 MEZZANINE FLOOR PLAN AS PROPOSED
 Scale: 1:100

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	6,915	642.42
Mezzanine	1,125	104.52
Total	8,040	746.94

Lease	New Lease
Rent	£25 per sq ft
Rates	Applicants are to make their own enquiries to The London Borough of Brent.
Service Charge	N/A
VAT	Applicable
EPC	B (32)

Contact

Zach Forest

020 3355 1555 | 07890 209 397
zach@forestrealestate.co.uk

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

North London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk

info@forestrealestate.co.uk

JOINT AGENTS

Simon Rinder (Pilcher London)

07734 488 286 | 020 7399 8611
simonrinder@pilcher.london

Shaun Wolfe (Frost Meadowcroft)

07900 911 135 | 020 8748 1200
swolfe@frostmeadowcroft.com

2a Langton Road
London, NW2 6QA

F O R E S T
REAL ESTATE

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