



## Cardiff House

Tilling Road, London, NW2 1LJ

**Rarely available leasehold  
warehouse / office building  
situated in a prime position  
on Staples Corner.**

**16,732.81 sq ft**

(1,554.53 sq m)

- 40 parking spaces externally
- 7m eaves height
- Excellent frontage to Staples Corner / M1 Motorway
- Available in part or as a whole

# Cardiff House, Tilling Road, London, NW2 1LJ

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 16,732.81 sq ft                    |
| Business Rates | Upon Enquiry                       |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Accommodation

The accommodation comprises the following areas:

| Name                      | sq ft            | sq m            | Availability |
|---------------------------|------------------|-----------------|--------------|
| Ground - Warehouse Office | 776.82           | 72.17           | Available    |
| Ground - Warehouse        | 9,265.66         | 860.81          | Available    |
| 1st - Floor Office        | 2,230.11         | 207.18          | Available    |
| 2nd - Floor Office        | 2,230.11         | 207.18          | Available    |
| 3rd - Floor Office        | 2,230.11         | 207.18          | Available    |
| <b>Total</b>              | <b>16,732.81</b> | <b>1,554.52</b> |              |

## Description

This standalone site provides a unique opportunity for a light industrial occupier to occupy a prominent warehouse / office building on Staples Corner. The building comprises of 10,000 sqft warehouse with an in and out entrance / exit and a office building to the front. The office accommodation to the front is over 2 floors whilst externally there is parking for approximately 40 vehicles.

## Location

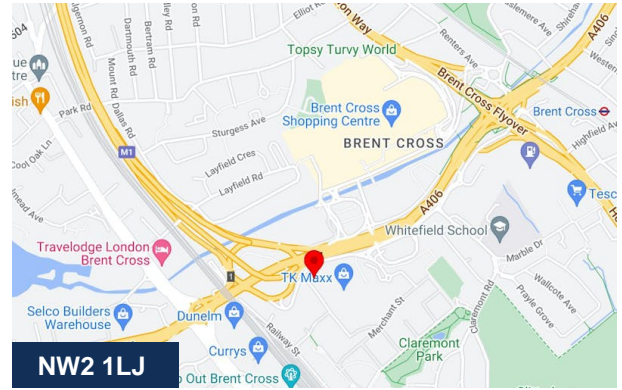
The building is situated on the junction of the A406 Staples Corner / junction 1 of the M1 Motorway. Brent Cross Shopping Centre is within 0.5 miles from the property and Brent Cross Retail Park is situated adjacent to the site being 0.2 miles away. Central London is 8.2 miles away. By public transport, Brent Cross Station is 0.8 miles away.

## Terms

The premises are available by way of a new lease for an initial term of 2 years with option of a longer term subject to agreement.

## Video

- Video - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/fa1717a9-a41f-4f0a-a636-c8cd34b56b65.mp4>



## Viewing & Further Information



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