



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

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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
Total	16,732.81	1,554.52	

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

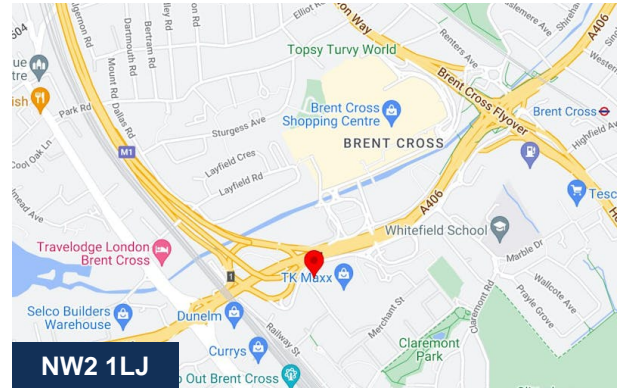
The building is situated on the junction of the A406 Staples Corner / junction 1 of the M1 Motorway. Brent Cross Shopping Centre is within 0.5 miles from the property and Brent Cross Retail Park is situated adjacent to the site being 0.2 miles away. Central London is 8.2 miles away. By public transport,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