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OXGATE LANE

STAPLES CORNER, NW2 7JA

OXGATE HOUSE
FOREST REAL ESTATE Now Open



TO LET

2,045 TO 4,090 SQ FT

Selection of Four Modern Warehouse/Storage Units From 2,045 ft2

Key Features

- Rent Free Incentives Available
- 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.

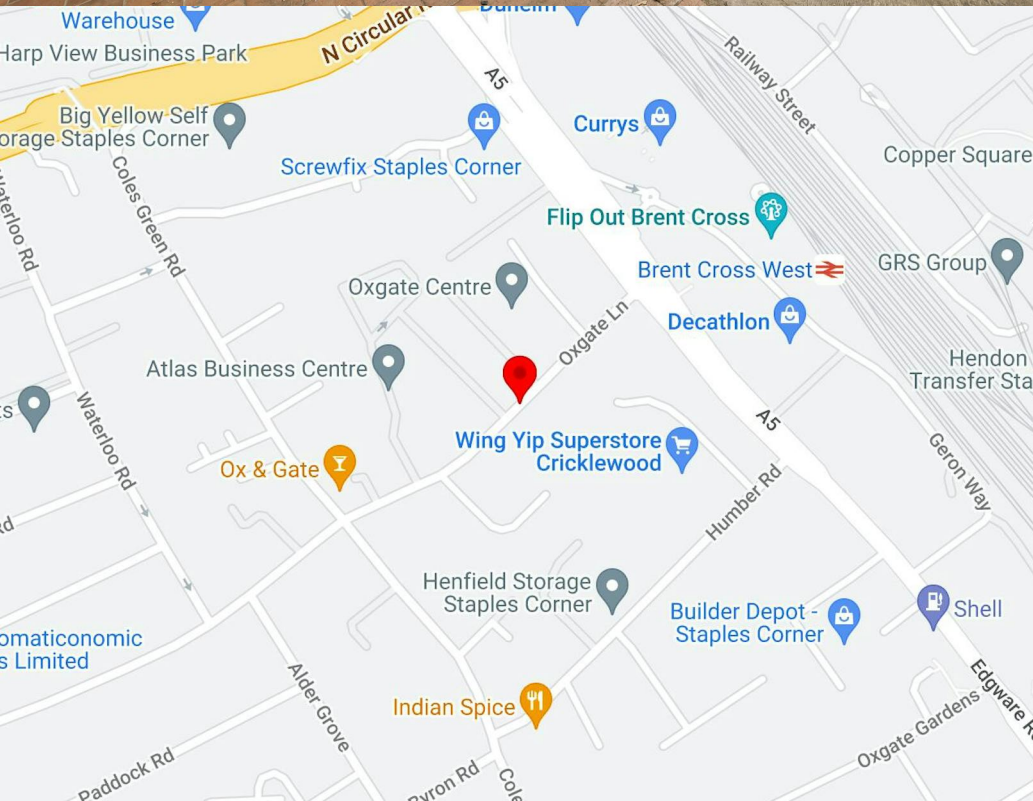
Benefits to each unit include; mezzanine floors, loading doors (height 4m), concrete flooring and access to shared WCs.

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	£36,900 /annum	£9,231.50 /annum	£5,100 /annum	Available
Unit - 106-107	2,045	£36,900 /annum	£9,231.50 /annum	£5,100 /annum	Available
Total	4,090				

Lease	New Lease
Rent	£36,900.00 - £73,800.00 per annum
Rates	£9,231.50 per annum per unit
Service Charge	£5,100 per annum per unit
VAT	Applicable
EPC	C (57)

Contact

Cormac Sears

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

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@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

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