

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

The Store, 2a Langton Road
London, NW2 6QA





Description

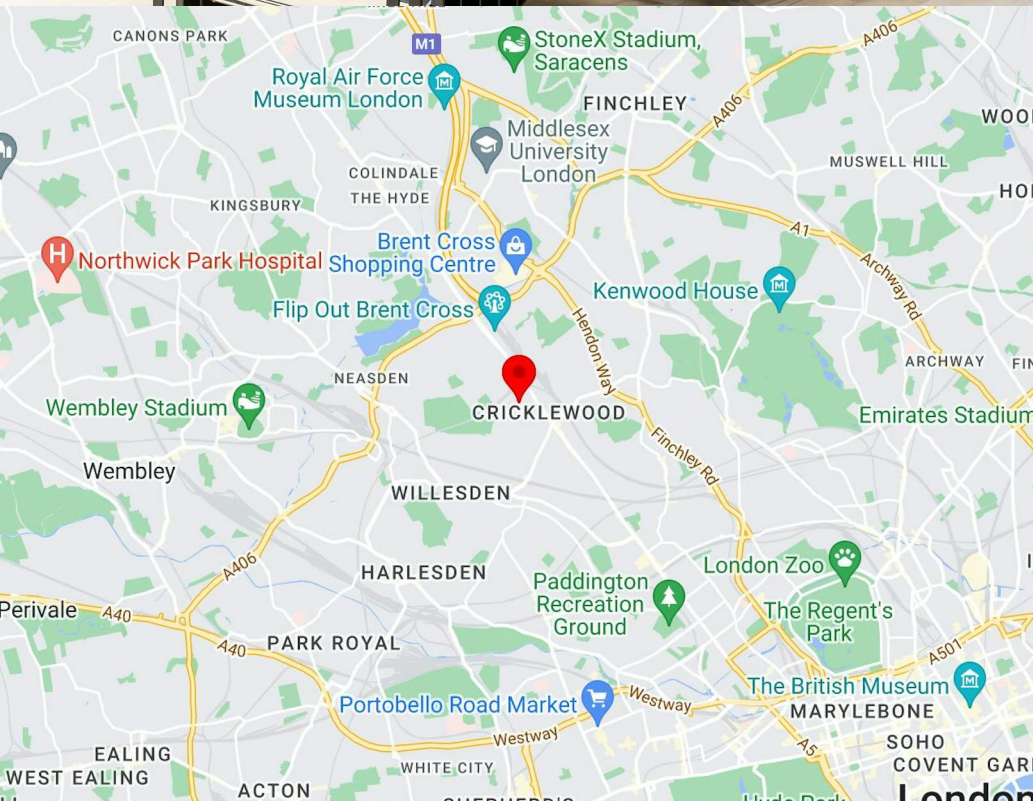
The experience of STORE at 2a Langton Road begins in an authentic, yet unexpected way. Positioned privately, off a quiet, well-maintained residential street; a working-heritage building with an industrial character and an original presence.

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.





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	£201,000 per annum
Rates	Applicants are to make their own enquiries to The London Borough of Brent.
Service Charge	N/A
VAT	Applicable
EPC	B (32)

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F O R E S T
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