



UNIT 3

STAPLES CORNER BUSINESS PARK

24,745 sq ft trade / industrial / warehouse unit to let

North Circular Road, London, NW2 6LU | uk.goodman.com





Space for easy access



As one of the most prominent trade park locations in North London, Staples Corner Business Park offers highly accessible industrial and warehouse space fronting the A406 (North Circular) and A5 (Edgware Road).












Join customers including Big Yellow, Howdens, Screwfix, Travis Perkins, Safestore and Jaguar Land Rover, and be part of this established estate.

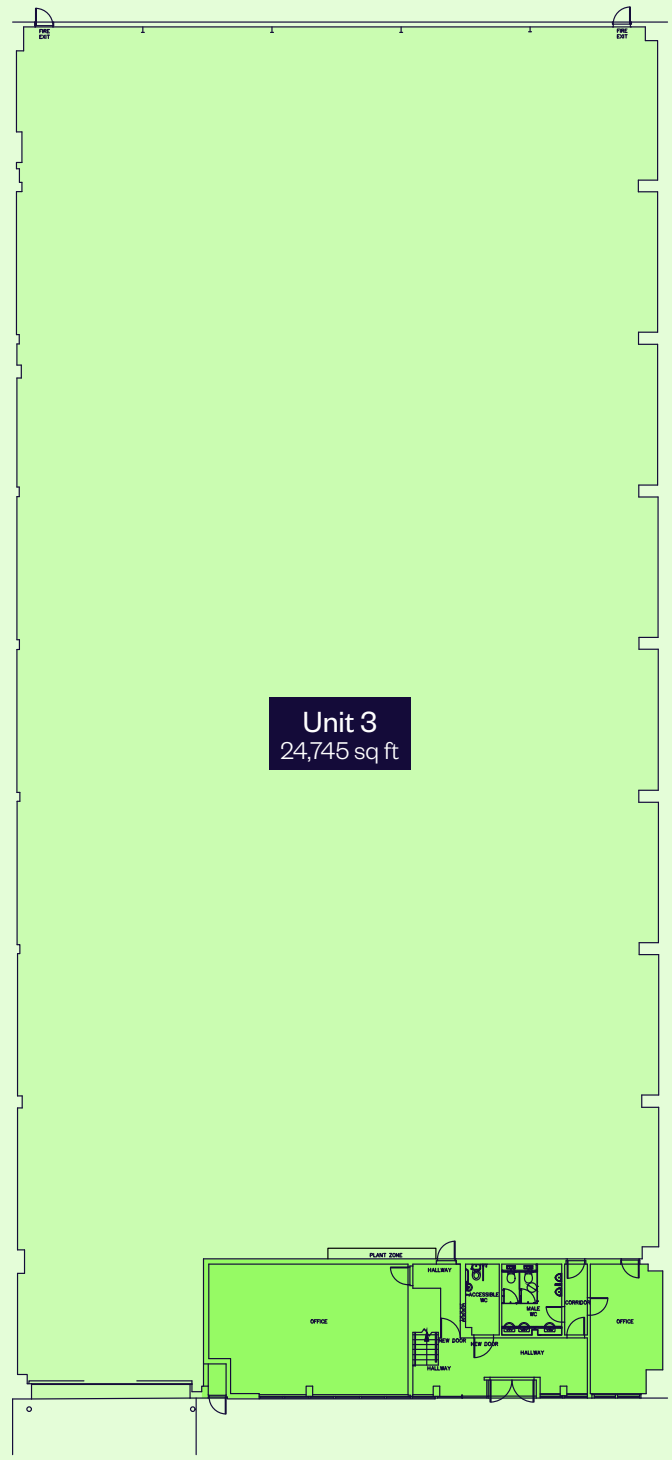
Key benefits:

-  High profile location
-  Fast access to Central London
-  Excellent connectivity
-  Established trading estate

24,745 SQ FT

The mid-terrace industrial unit is of steel portal frame construction and has undergone a full refurbishment to provide 24,745 sq ft of flexible, high-quality space.

-  7.7m clear internal height (9m to ridge)
-  Two-storey offices
-  LED lighting upgrades throughout office and warehouse
-  One large electric level access loading door – 7.5m (w) x 5.9m (h)
-  10 car parking spaces
-  3 phase (200A) electrical distribution
-  Pod Point twin EV charging station (7KW) providing two charging points
-  Double glazed polyester powder coated windows and entrance doorset
-  Liquid roof overcoat (25-year guarantee)
-  New glass reinforced plastic (GRP) double skin roof lights
-  EPC B (46)



Unit 3	sq ft	sq m
Ground floor – warehouse, office and ancillary	21,643	2,011
First floor – office and ancillary	1,551	144
Second floor – office and ancillary	1,551	144
TOTAL	24,745	2,299

ESTATE PLAN



Unrivalled access



TOTAL POPULATION

370,651

10 min
drivetime

4.1M

30 min
drivetime

12.7M

60 min
drivetime



TOTAL PURCHASING POWER

£9.9BN

10 min
drivetime

£122.0BN

30 min
drivetime

£329.4BN

60 min
drivetime

Source: Esri and Michael Bauer Research 2023

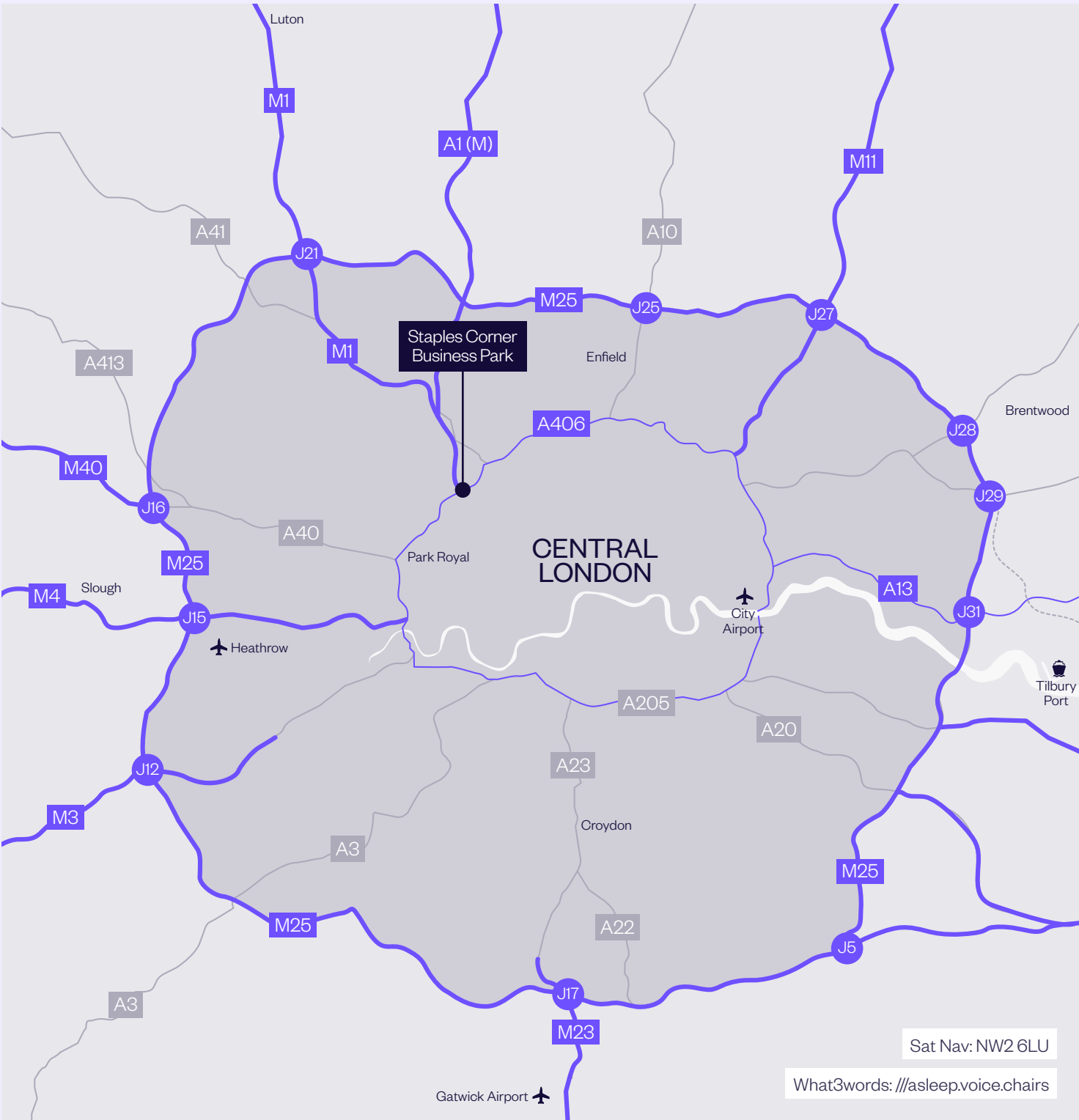
- 10 minute HGV drivetime
- 30 minute HGV drivetime
- 60 minute HGV drivetime

LOCATION

Only six miles north of Central London, Staples Corner has developed into one of the area's most important commercial, trade and retail locations. Fronting the A406 (North Circular) and with excellent proximity to the M1 (Junction 1), the estate provides exceptional transport links and the ability to serve London on a last-mile basis.

By rail, Cricklewood railway station provides access to the Brighton to Bedford Thameslink Line via London King's Cross, while Brent Cross station provides access to London Underground services via the Northern Line.

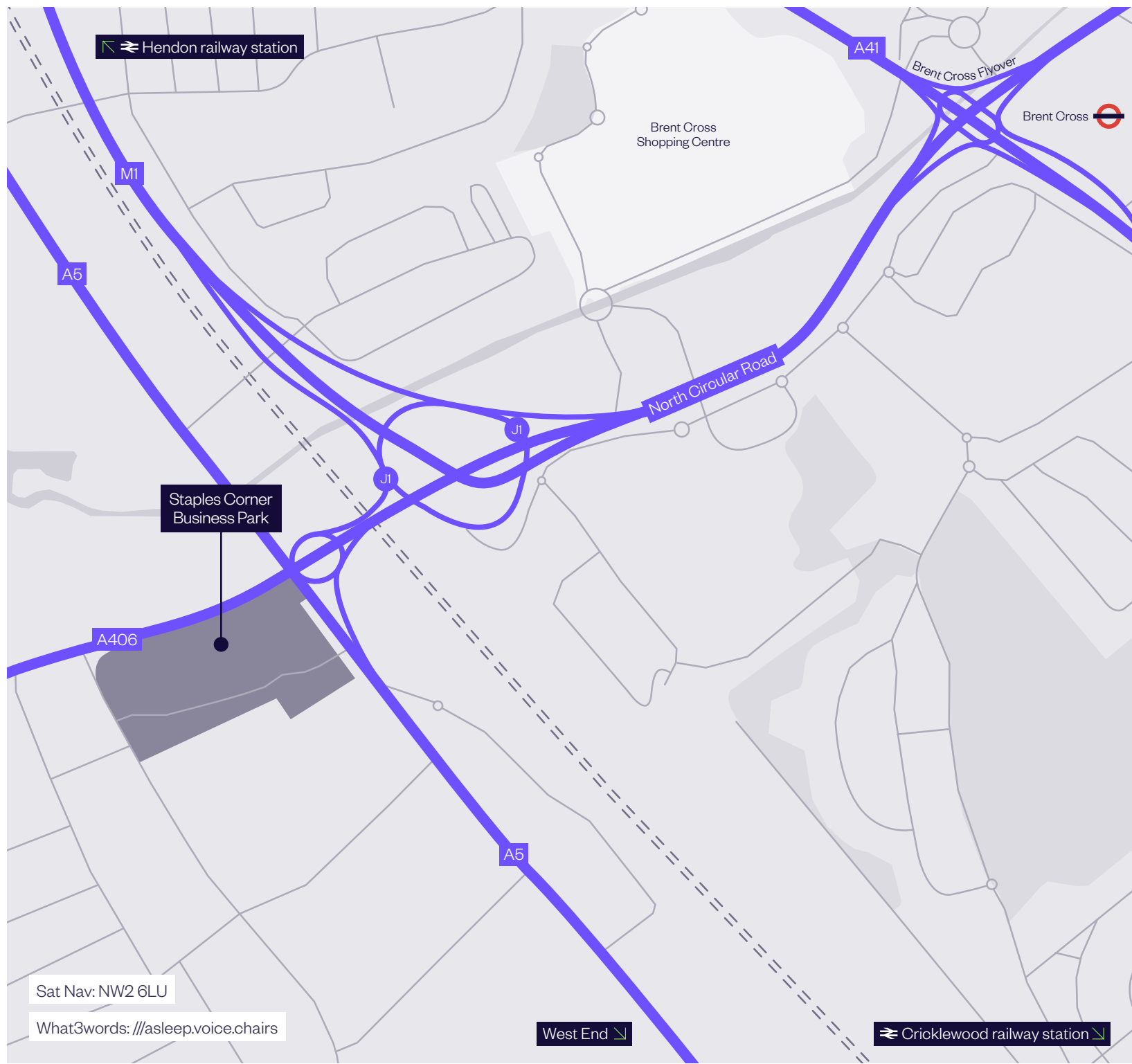
The local area is set to benefit from the Brent Cross Cricklewood regeneration. The development is set to bring 6,700 new homes, commercial and retail spaces, and arts and culture facilities. The brand-new Brent Cross West station, due to open in Autumn 2023, will connect passengers to King's Cross St Pancras in as little as 12 minutes.



Sat Nav: NW2 6LU

What3words: ///asleep.voice.chairs

ACCESSIBILITY



ROAD

M1 (J1)	0.3 miles
Park Royal	4 miles
Wembley	5 miles
Central London	6 miles
M25 (J16)	6 miles
M4 (J1)	7 miles
M40 (J1A)	14 miles
M11 (J6)	26 miles

AIRPORTS

London Heathrow	18 miles
London Luton	26 miles
London Stansted	39 miles

RAIL

Brent Cross underground station	1 mile
Cricklewood railway station	2 miles

Source: Google Maps

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West End ↘

↗ Cricklewood railway station

CONTACT US



ENQUIRE NOW

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