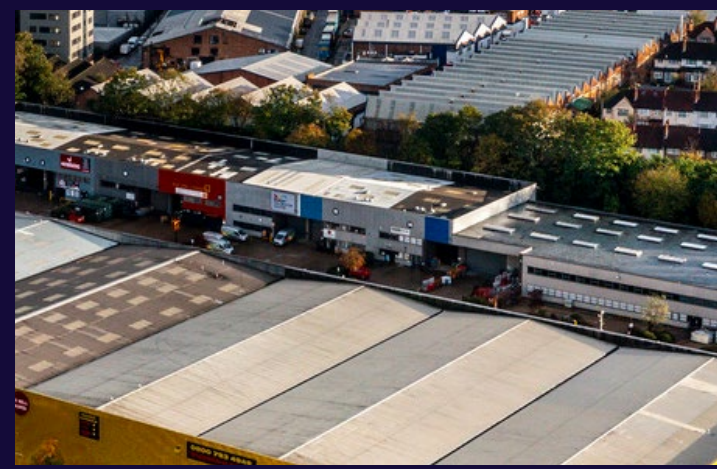


Under refurbishment
Available Q2 2024



UNIT 13

STAPLES CORNER BUSINESS PARK

5,509 sq ft trade / industrial / warehouse unit to let

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





Streamline the last mile



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:

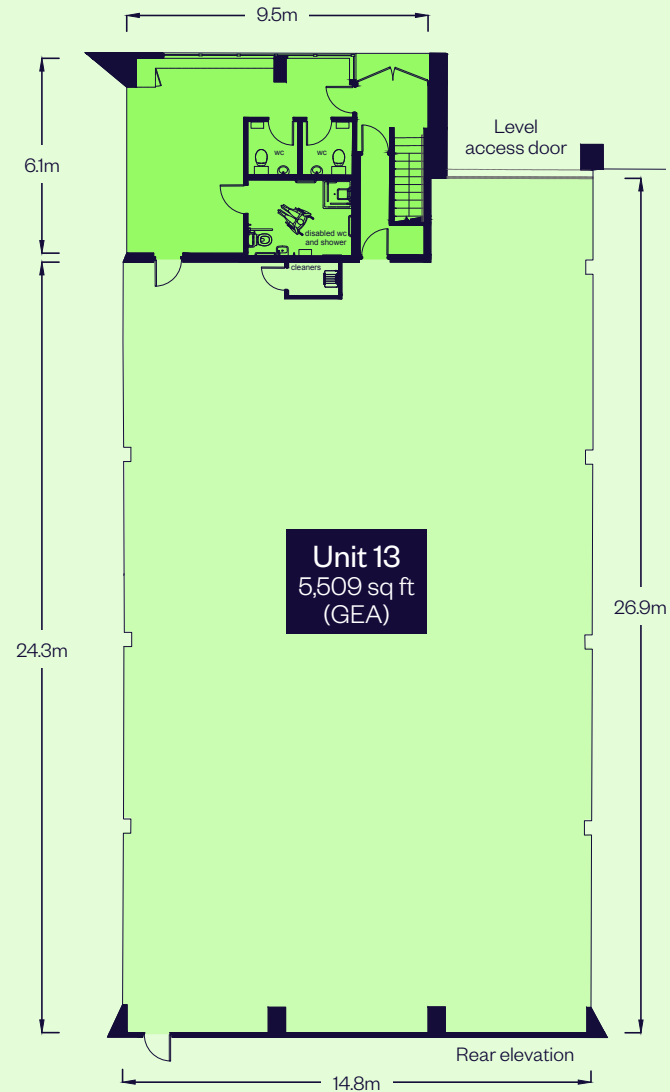
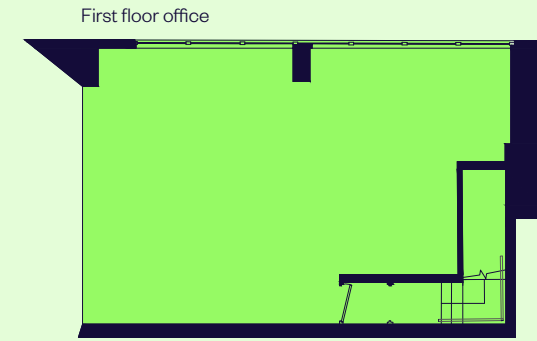
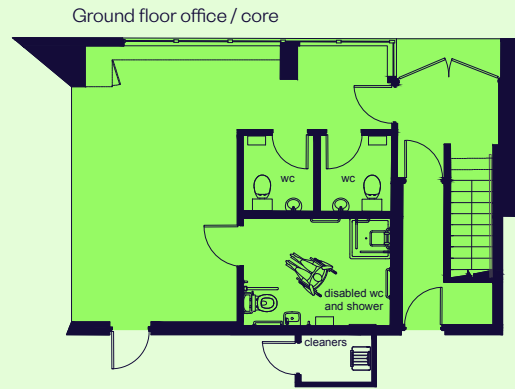
-  High profile location
-  Fast access to Central London
-  Excellent connectivity
-  Established trading estate

5,509 SQ FT

The mid-terrace industrial unit is of steel portal frame construction and will provide 5,509 sq ft of refurbished warehouse space completed to the following specification:

-  6m clear height, rising to 7m at apex
-  One roller shutter door (4.5m w x 5.0m h)
-  Dedicated forecourt / parking area
-  LED upgrades throughout
-  Refurbished office areas, kitchenette and WCs
-  Accessible WC and shower room
-  3-phase power
-  EPC B

Unit 13	sq ft	sq m
Ground floor office / core	717	66.6
Ground floor warehouse	4,075	378.6
First floor office	717	66.6
TOTAL	5,509	511.8



 Warehouse
 Office

ESTATE PLAN



Unrivalled access



TOTAL POPULATION

362,570

10 min drivetime

4.1M

30 min drivetime

12.9M

60 min drivetime



TOTAL PURCHASING POWER

£10.5BN

10 min drivetime

£131.8BN

30 min drivetime

£363.2BN

60 min drivetime

Source: Esri and Michael Bauer Research 2023

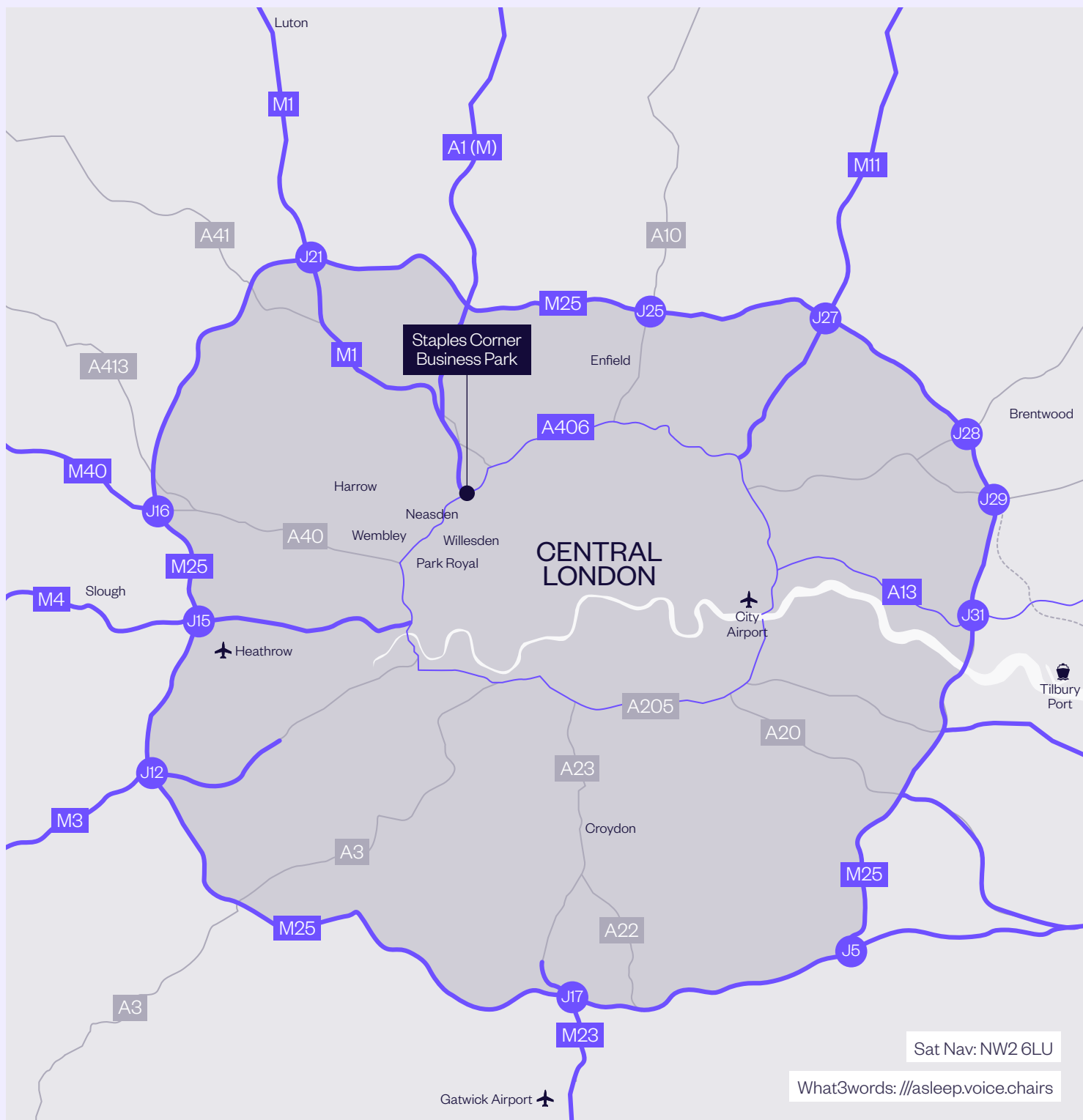
- 10 minute HGV drivetime
- 30 minute HGV drivetime
- 60 minute HGV drivetime

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, Brent Cross West and Cricklewood railway station provide access to the Brighton to Bedford Thameslink Line via London King's Cross (in 12 minutes), while Brent Cross station provides access to London Underground services via the Northern Line.

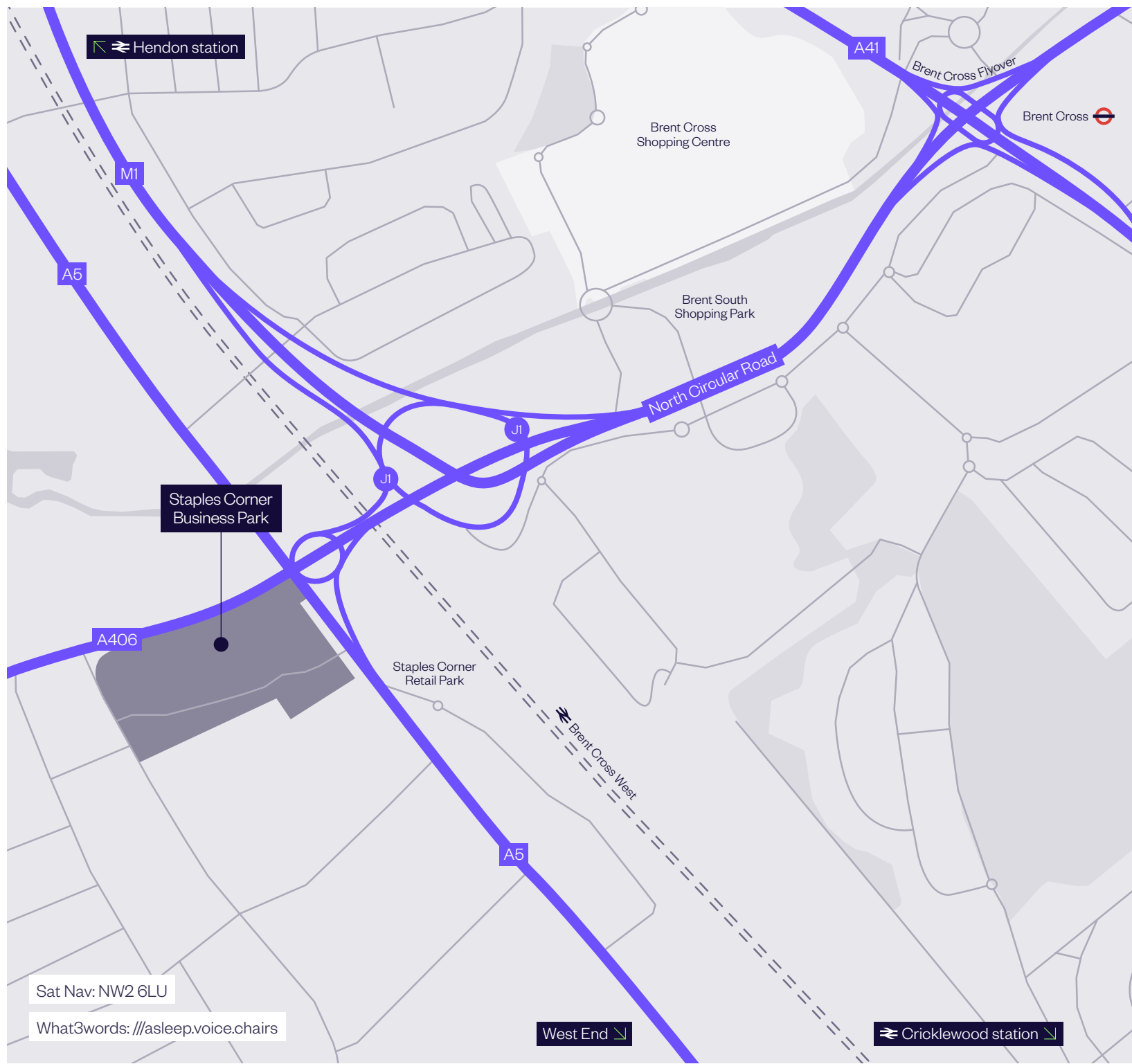
The local area is set to benefit from the Brent Cross Cricklewood regeneration. The development will bring 6,700 new homes, commercial and retail spaces, and arts and culture facilities.



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

RAIL

Brent Cross West station	0.3 miles
Brent Cross underground station	1 mile
Cricklewood station	2 miles

AIRPORTS

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

Source: Google Maps

Sat Nav: NW2 6LU

What3words: ///asleep.voice.chairs

West End ↘

Cricklewood station ↘

CONTACT US



ENQUIRE NOW

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

Paul Barber
Director, Property & Asset Management
paul.barber@goodman.com
07795 331988



James Miller
james.miller@jll.com
07702 975222

Katy Kenealy
katy.kenealy@jll.com
07892 704393



Alex Kington
alex.kington@logixproperty.com
07717 704538

Callum Moloney
callum.moloney@logixproperty.com
07815 692996

0203 426 0800 | uk.goodman.com

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document. These particulars are believed to be correct at publication date (March 2024), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.

