



Unit 5C, Atlas Business Centre
Oxgate Lane, Staples Corner, NW2 7HJ

Industrial / Warehouse Unit

3,143 sq ft

(291.99 sq m)

- Clear eaves height 3.61m rising to 5.95m
- Roller shutter (w:2.87m x h:3.22m)
- Loading bay
- 3 phase power
- Concrete floor
- Translucent roof panels
- W/C
- Estate CCTV & parking
- Waste management

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Summary

Available Size	3,143 sq ft
Rent	£56,574 per annum Inclusive of Service Charge.
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Included in the annual rent figure
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

A clear open plan industrial / warehouse unit on a securely gated estate. Access is gained via roller shutter door serviced by a dedicated loading bay and 3 phase power. The unit further benefits from waste management and car parking available on the estate.

Location

Situated just off the A5, only half a mile from junction 1 of the M1 motorway and provides easy access to the A40 and the A41 leading into central London. Hendon Railway station, Brent Cross underground station (northern Line), and Cricklewood Railway station, are all only a mile away.

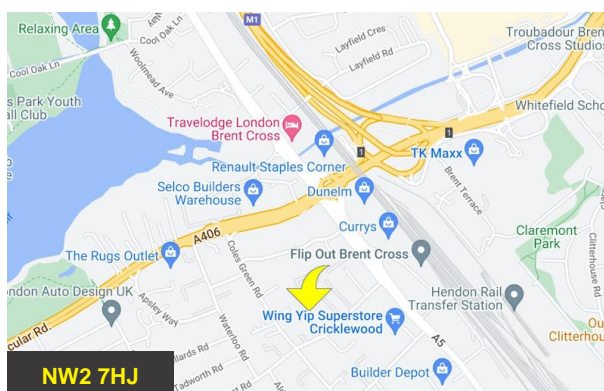
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	3,143	291.99
Total	3,143	291.99

Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.



Viewing & Further Information



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