



Unit 14, Atlas Business Centre
Oxgate Lane, Staples Corner, NW2 7HJ

Light Industrial / Warehouse Unit

1,096 sq ft

(101.82 sq m)

- Available in existing or shell condition
- Clear height 3.89m
- Roller shutter
- 3 Phase power
- Translucent roof panels
- Concrete floor
- W/C
- Estate CCTV & parking
- Ancillary office accommodation
- Waste management

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Summary

| | |
|-----------------------|--|
| Available Size | 1,096 sq ft |
| Rent | £25,500.00 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 |

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.

Description

A clear open plan light industrial / storage unit situated on a secure estate and can be taken either in it's existing or shell condition. The unit benefits from an exclusive roller shutter door, 3 phase power & car parking available on the estate.

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.

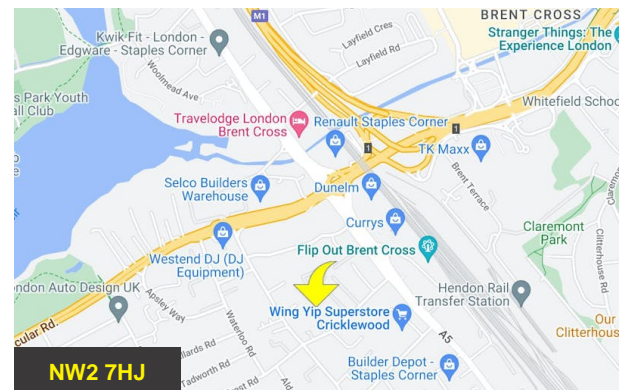
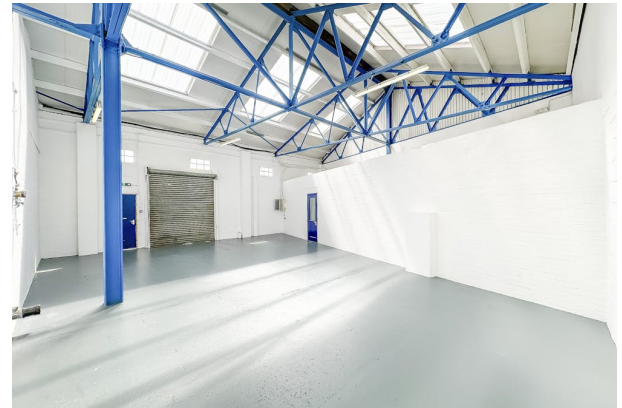
Accommodation

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

| Description | sq ft | sq m |
|--------------|--------------|---------------|
| Warehouse | 1,096 | 101.82 |
| Total | 1,096 | 101.82 |

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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