



**Unit G4, Atlas Business Centre**  
Oxgate Lane, Staples Corner, NW2 7HJ

**First Floor Light Industrial /  
Storage Unit**

**992 sq ft**

(92.16 sq m)

- Clear eaves height 3.64m rising to 7.40m
- Rent inclusive of service charge
- Communal goods lift
- 3 Phase power
- Double door loading
- Concrete floor
- Communal W/C's
- On-site caretaker
- Estate CCTV & parking
- Waste management

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## Summary

<b>Available Size</b>	992 sq ft
<b>Rent</b>	£19,000.00 per annum Inclusive of Service Charge.
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
<b>Service Charge</b>	Included in the annual rent figure.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 located on the first floor situated on a secure estate. The unit is accessed through double access and serviced by a communal goods lift. The unit benefits from good natural lighting, 3 phase power and a concrete floor. Car parking is 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.

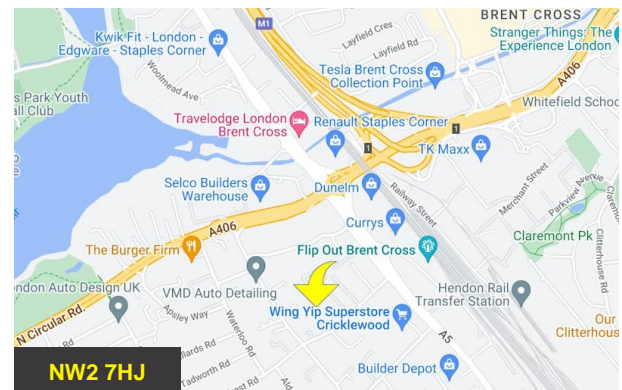
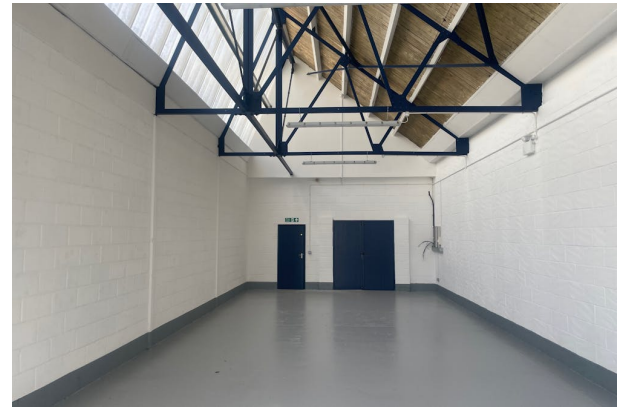
Description	sq ft	sq m
Warehouse	992	92.16
<b>Total</b>	<b>992</b>	<b>92.16</b>

## VAT

All prices are subject to VAT.

## 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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