



Unit 2, Atlas Business Centre
Oxgate Lane, Staples Corner, NW2 7HJ

Industrial / Warehouse Unit

4,032 sq ft

(374.59 sq m)

- Roller shutter (w:2.75m x h:3.32m)
- 3 Phase power & gas
- Loading bay
- Concrete floor
- Translucent roof panels
- Ancillary office accommodation
- Estate parking
- Securely gated estate with CCTV
- Waste management

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Summary

Available Size	4,032 sq ft
Rent	£72,576 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 industrial / warehouse unit on a securely gated estate. Access is gained via a roller shutter door serviced by a dedicated loading bay, with ancillary office accommodation located to the rear of the unit.. The unit further benefits from 3 phase power, gas and good natural lighting. 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.

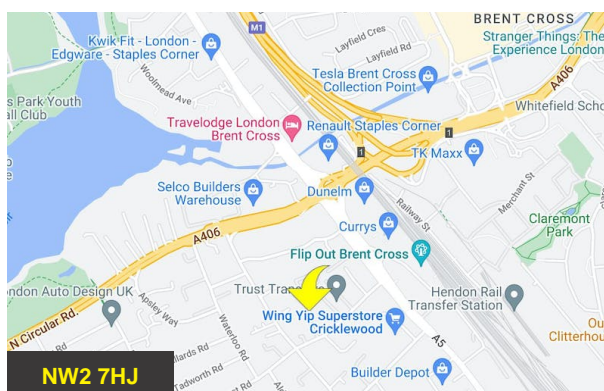
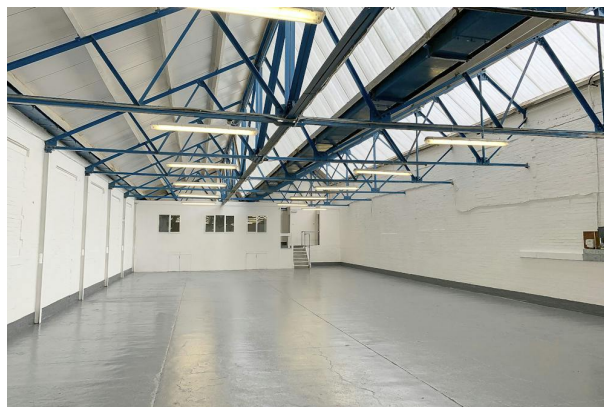
Accommodation

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

Description	sq ft	sq m
Warehouse	4,032	374.59
Total	4,032	374.59

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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