



INDICATIVE IMAGE

Unit 19, Atlas Business Centre
Oxgate Lane, Staples Corner, NW2 7HJ

Light Industrial / Warehouse Unit

1,779 sq ft

(165.27 sq m)

- Rent inclusive of service charge
- Roller shutter
- Loading bay
- 3 phase power & gas
- Concrete floor
- LED lighting
- Translucent roof panels
- Communal W/C
- Estate CCTV & parking
- Waste management

Unit 19, Atlas Business Centre, Oxgate Lane, Staples Corner, NW2 7HJ

Summary

| | |
|-----------------------|--|
| Available Size | 1,779 sq ft |
| Rent | £31,250 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 with a mezzanine situated on a secure estate. The unit benefits from an exclusive roller shutter door, a dedicated loading bay, 3 phase power and gas supply. 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 | 1,065 | 98.94 |
| Mezzanine | 714 | 66.33 |
| Total | 1,779 | 165.27 |

VAT

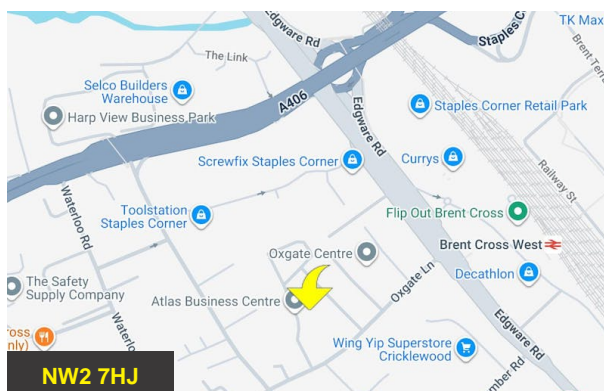
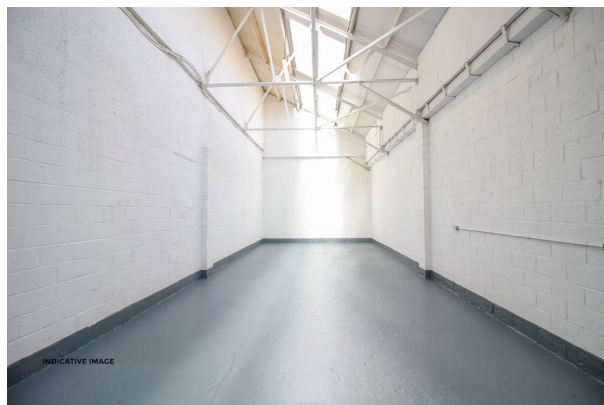
All prices are subject to VAT.

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.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



Tom Boxall

0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay

020 8075 1238 | 07411 576313
jp@telsar.com