



FOR SALE

# Streaks Field Road NW2

1 Streaks Field Road, Staples Corner, London NW2 7GD

Freehold Sale - Modern Warehouse with Offices and Parking

## Freehold Sale - Modern Warehouse with Offices and Parking

Unit 1 Magic House is a modern warehouse building with ground floor and first floor offices. The ground floor warehouse benefits from an excellent ceiling height of 15.5 feet, a loading door with a height of 14.5 feet and a width of 11.8 feet and dedicated loading area. Other warehouse benefits include concrete floor, gas blower heater, glass partitioned offices, toilet and 3 Phase power.

The ground floor also benefits from a large ceramic tiled reception area and a separated office area fronting Streaks Field Road and a Disabled toilet.

The first floor has a collection of partitioned offices and open plan office space. The offices are in good decorative order and benefit from gas central heating, air conditioning, perimeter trunking, fresh air circulation, kitchen / break room and 2 x Male and 1 x Female W/C's.

<b>Price</b>	£1,425,000
<b>Building type</b>	Industrial
<b>Est. rates payable</b>	£34,458 per annum
<b>Rateable value</b>	£69,896
<b>VAT</b>	Plus VAT.
<b>Tenure</b>	Freehold
<b>Deal type</b>	Vacant possession
<b>Size</b>	5,380 Sq ft
<b>Size (GIA)</b>	5,380 sq ft
<b>Planning class</b>	B8

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/28459-streaks-field-road-nw2-1-streakes-field-road>



Parking for 5-6 cars

---

Double electric roller shutter (14.5 feet by 11.8 feet)

---

Close to Central London

---

Modern offices with piped fresh air

---

Reception

---

Good decorative order

---

W/C's and Kitchen/break out room

---

Just off the North Circular Road (A406)

---

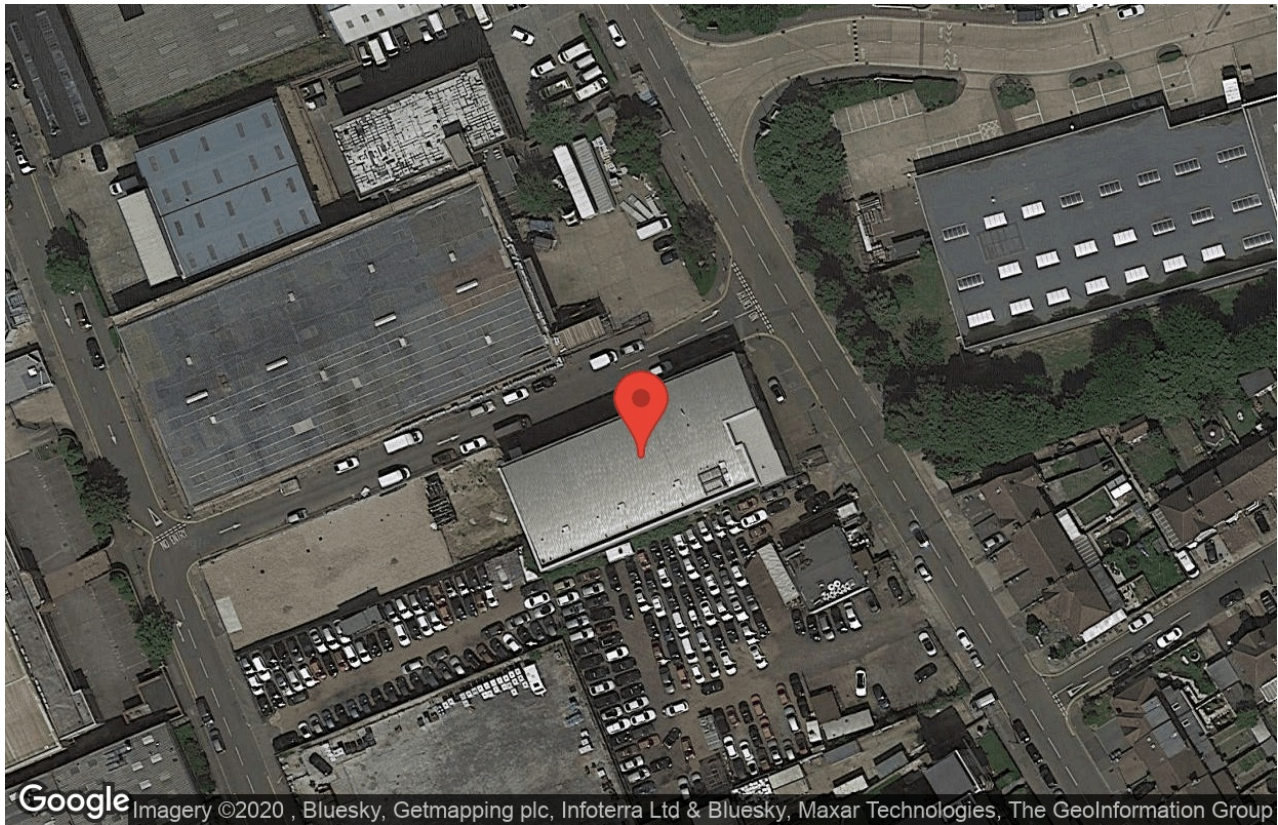
Gas central heating

---

Air conditioning to one office



Streaks Field Road NW2, 1 Streaks Field Road, Staples Corner, London NW2 7GD



Data provided by Google

## Units & availability

Unit	Floor	Size sq ft
Unit 1 Magic House	Ground floor	2,690
Unit 1 Magic House	First floor	2,690
<b>Total</b>		<b>5,380</b>

\* All sizes GIA

### Floors & availability

Unit	Floor	Size sq ft
Unit 1 Magic House	Ground floor	2,690
Unit 1 Magic House	First floor	2,690
<b>Total</b>		<b>5,380</b>

### Location overview

This property is on the corner of Streaks Field Road on the corner of Coles Green Road off The North Circular Road at Staples Corner in a prime location with very convenient access to Junction 1 of the M1, M25 Motorways, Central London & Brent Cross shopping complex.

### Airports

London Heathrow 11.5m, London City 13.2m, London Luton 21.9m

### National rail

Hendon 0.8m, Cricklewood 1.2m, Willesden Junction 2.5m

### Tube

Hendon 0.8m, Dollis Hill 1.2m, Hendon Central 1.1m

### Viewings

Strictly by appointment with Dutch and Dutch.

### Legal costs

Each party to bear their own legal costs.

### EPC

Available on request

Notes:

---

---

---

---

---



☎ 020 7794 7788  
✉ info@dutchanddutch.com

---

Dutch & Dutch  
**Peter Wilson**  
☎ 020 7443 9862  
☎ 07896 678 182  
✉ peter@dutchanddutch.com

---

Dutch & Dutch  
**Zach Forest**  
☎ 020 7443 9867  
☎ 07890 209 397  
✉ zach@dutchanddutch.com

Quote reference: MagicHouse

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.