



OLD OAK COMMON
LONDON NW10 6DU

**WITH GAME CHANGING
CONNECTIVITY ACROSS
LONDON AND THE UK, OLD
OAK AND PARK ROYAL WILL
BECOME A THRIVING NEW
URBAN DISTRICT**

**OVER 50,000 SQ. FT.
STUNNING SPACE**

25,000 SQ. FT. HQ SPACE
INDEPENDENT SPACES
850 SQ. FT. TO 7,000 SQ. FT.

BLOCK A 25,000 SQ. FT.
BLOCK B 26,500 SQ. FT.

**AN
UNRIVALLED
OPPORTUNITY
IN PARK ROYAL**



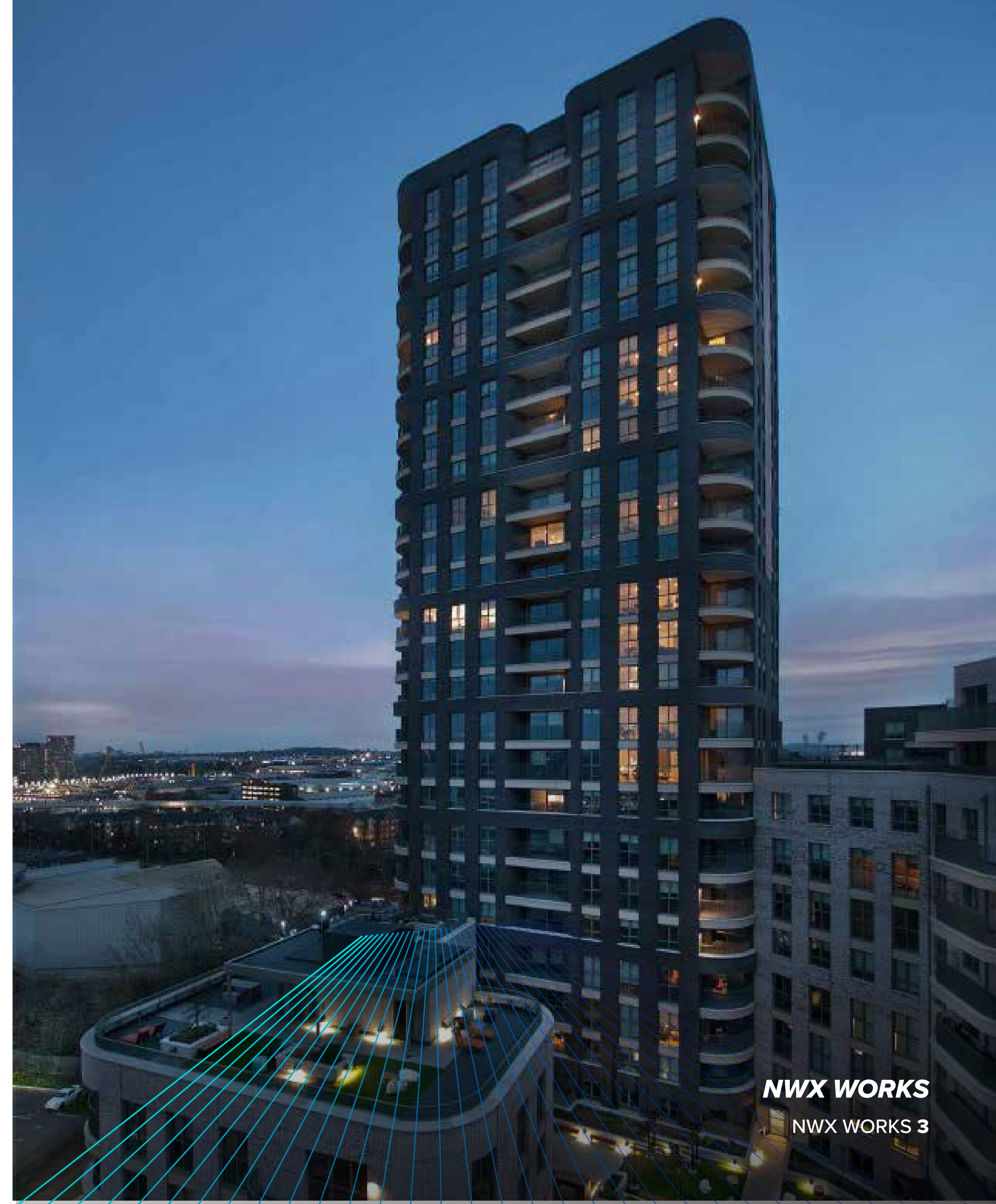
A NEW LONDON BUSINESS DISTRICT WITHIN 10 MINUTES WALK OF NORTH ACTON (CENTRAL LINE) AND WILLESDEN JUNCTION (OVERGROUND AND BAKERLOO LINE) STATIONS'



A MIXED-USE OPPORTUNITY

A modern mixed-use development in a uniquely well-connected cultural quarter. NWX plugs in to an existing residential community of over 600 homes and a network of collaborative businesses forging links with NW10 and the rest of London.

- **HQ/STATEMENT OFFICE OPPORTUNITY** – 25,000 sq. ft. spectacular space over 4 floors with incredible light and volume
- **LARGE FLEXIBLE FLOORPLATES IN EXCESS OF 7,000 SQ. FT.** – Stunning double height café/reception space, dedicated terraces
- **A RANGE OF UNITS FROM 820 SQ. FT. TO 2,900 SQ. FT.** – suitable for office, retail, medical or other uses
- **CAFÉ** – 2,150 sq. ft. space serving all residential and commercial residents
- **HEALTHCARE** – 3,200 sq. ft. dedicated to health use
- **GYM** – Mezzanine space up to 7,000 sq. ft.
- **NURSERY** – Dedicated 4,750 sq. ft. of first floor space with private terrace



NWX WORKS

NWX WORKS 3

DRIVE TIMES FROM NWX

M25 J16
27 MINUTES

M40 J1
25 MINUTES

M1
9 MINUTES

WEMBLEY

EALING

WEST DRAYTON

HAMMERSMITH

HEATHROW AIRPORT
35 MINUTES

WHITE CITY WESTFIELD
9 MINUTES



A40

A406
10 MINUTES

A40
5 MINUTES

M25

A312

A406

M4

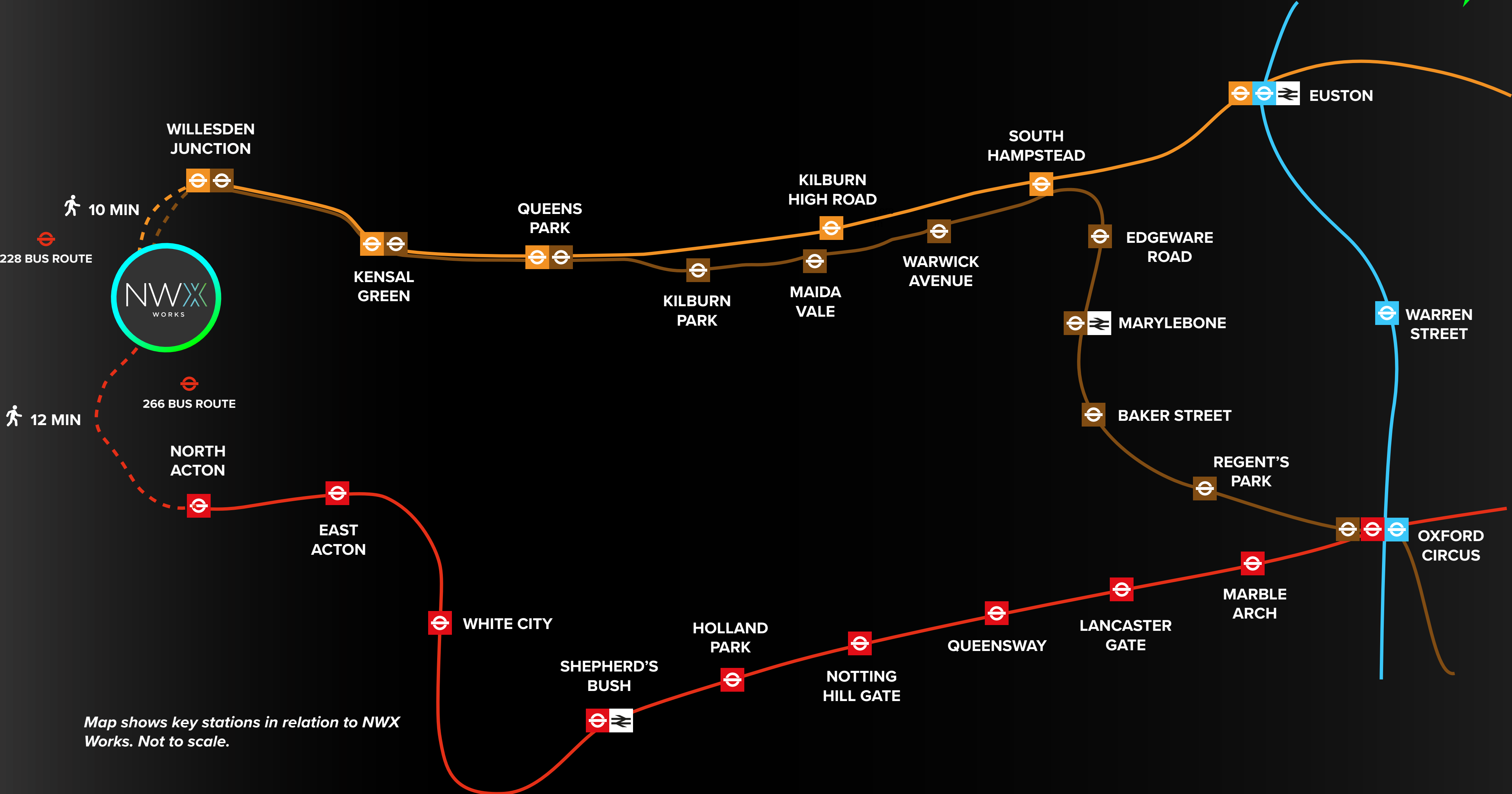
M4

A4

MAP NOT TO SCALE

NWX WORKS 4

CURRENT JOURNEY TIMES FROM NWX TO CENTRAL LONDON



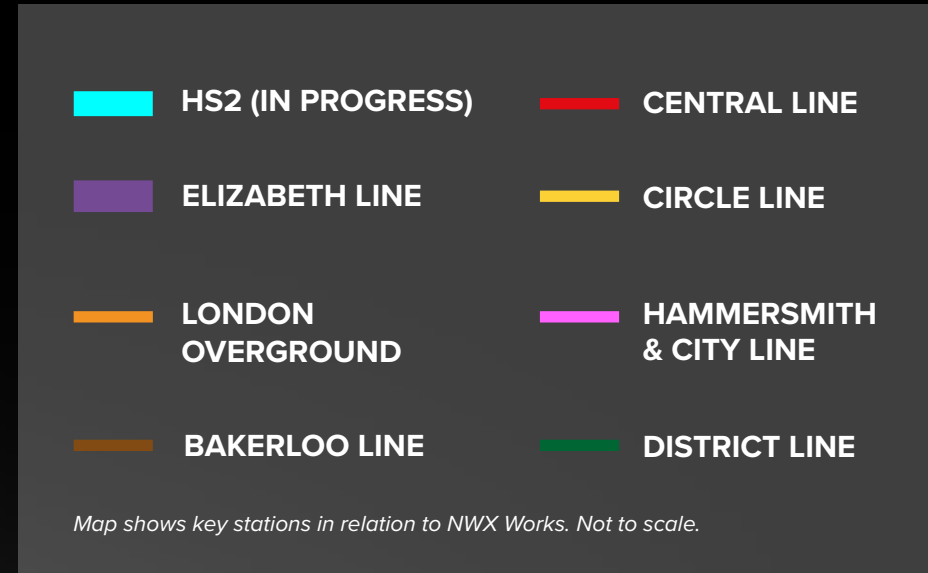
Map shows key stations in relation to NWX Works. Not to scale.



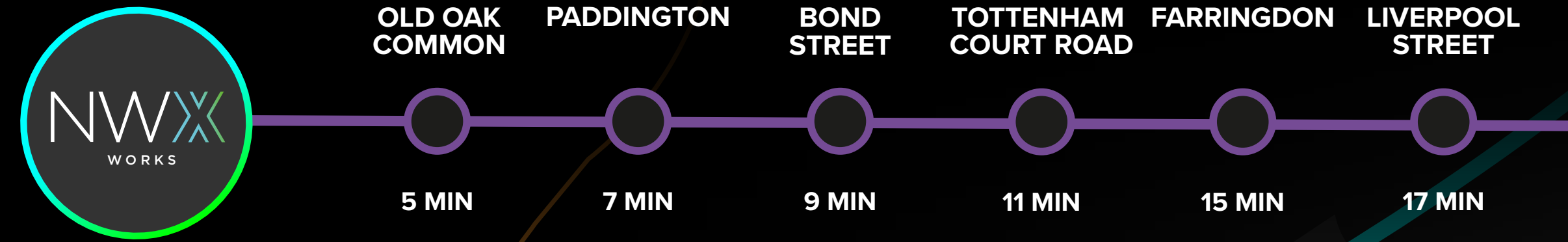
LONDON CONNECTED

From 2029, NWX will be the connected quarter of London, benefitting from the only intersection of HS2 and Elizabeth Line, plus underground and overground stations.

- Close to the junction of Old Oak Common Lane and Victoria Road (A40)
- A 10 minute walk from North Acton Station (Central Line and Overground) and Willesden Junction Station (Bakerloo Line and Overground)
- 2 miles from Imperial College
- A 9 minute drive from Westfield London, Europe's largest shopping centre



ELIZABETH LINE JOURNEY TIMES: 5-9 MINUTES FROM NWX TO FROM BOND STREET



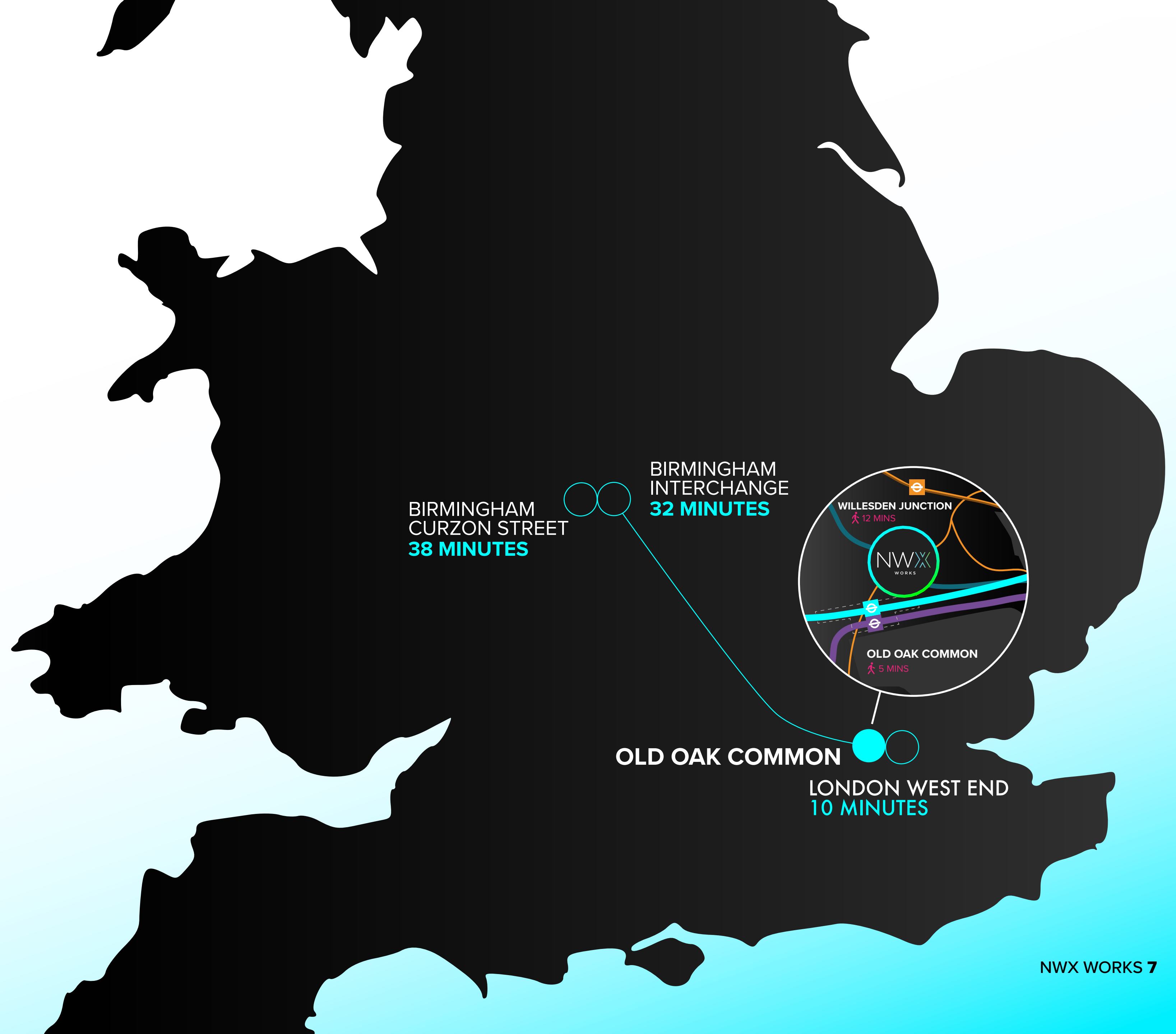
HS2 trains for Manchester, Liverpool and Scotland will join the West Coast Main Line at Handsacre and journey times will be cut between Manchester, Birmingham and London by up to 30 minutes.



UK CONNECTED

**CONNECTED TO THE CAPITAL
AND BEYOND**

**NWX Works is situated on the
planned intersection of HS2 and
Elizabeth Line at Old Oak
Common which is expected to
connect over a quarter of a million
people a day.**

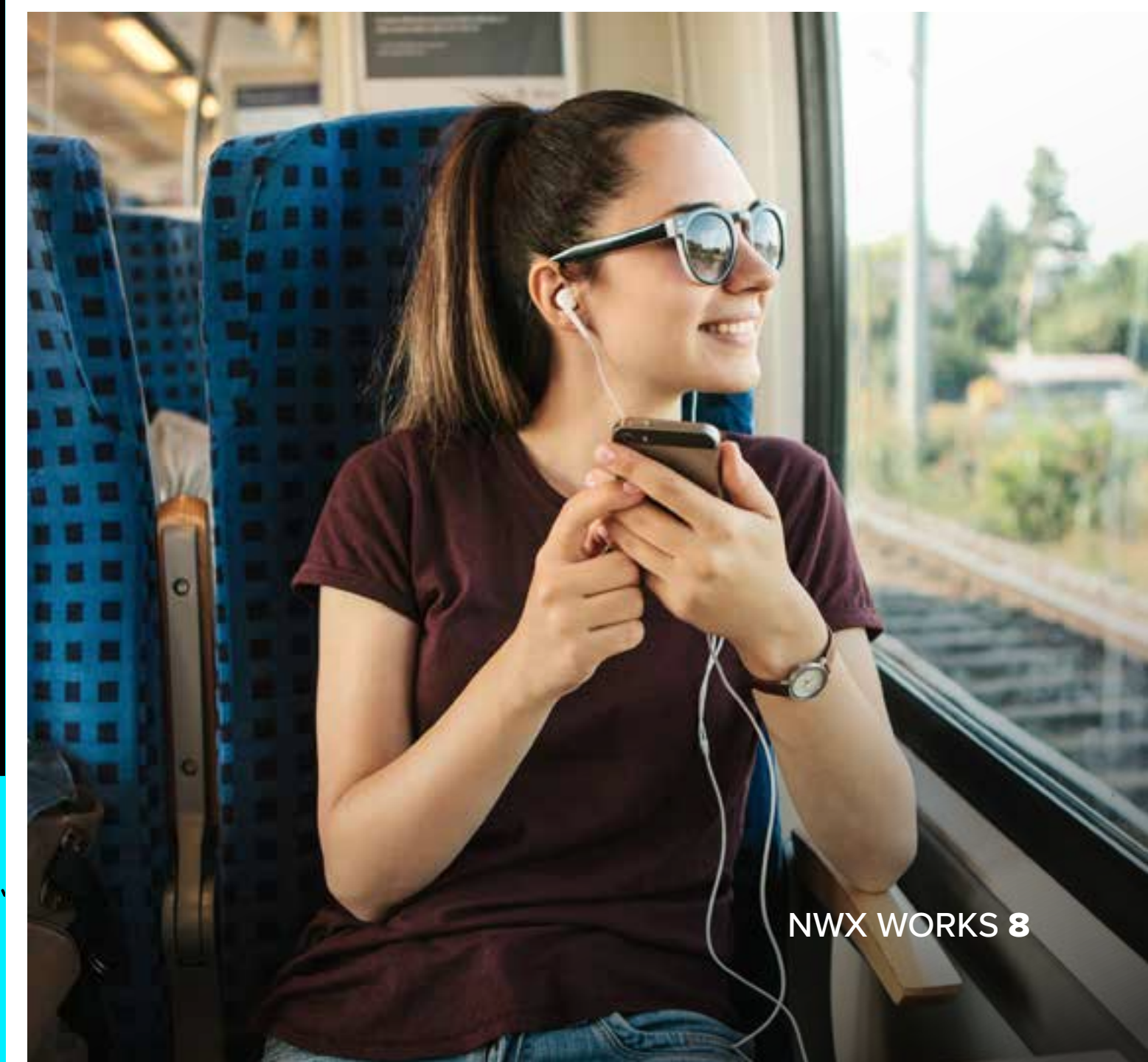


THE FUTURE HS2 LINE WILL MAKE
GETTING TO EUROPE QUICKER
AND EASIER THAN BEFORE.

EUROPE CONNECTED

When HS2 is up and running, it will take approximately 15 minutes to get to St Pancras from Old Oak Common. The Eurostar enables hassle-free direct travel to large parts of Europe.

Eurostar continues to broaden its European destination offering. Currently, you can travel directly to Paris, Brussels and Amsterdam.



AVAILABILITY

PRE-LET OPPORTUNITY
FOR OVER 50,000 SQ. FT.

Available in either Shell
and Core, CAT A or B, or
Bespoke Landlord fit-out.



BLOCK B



BLOCK A

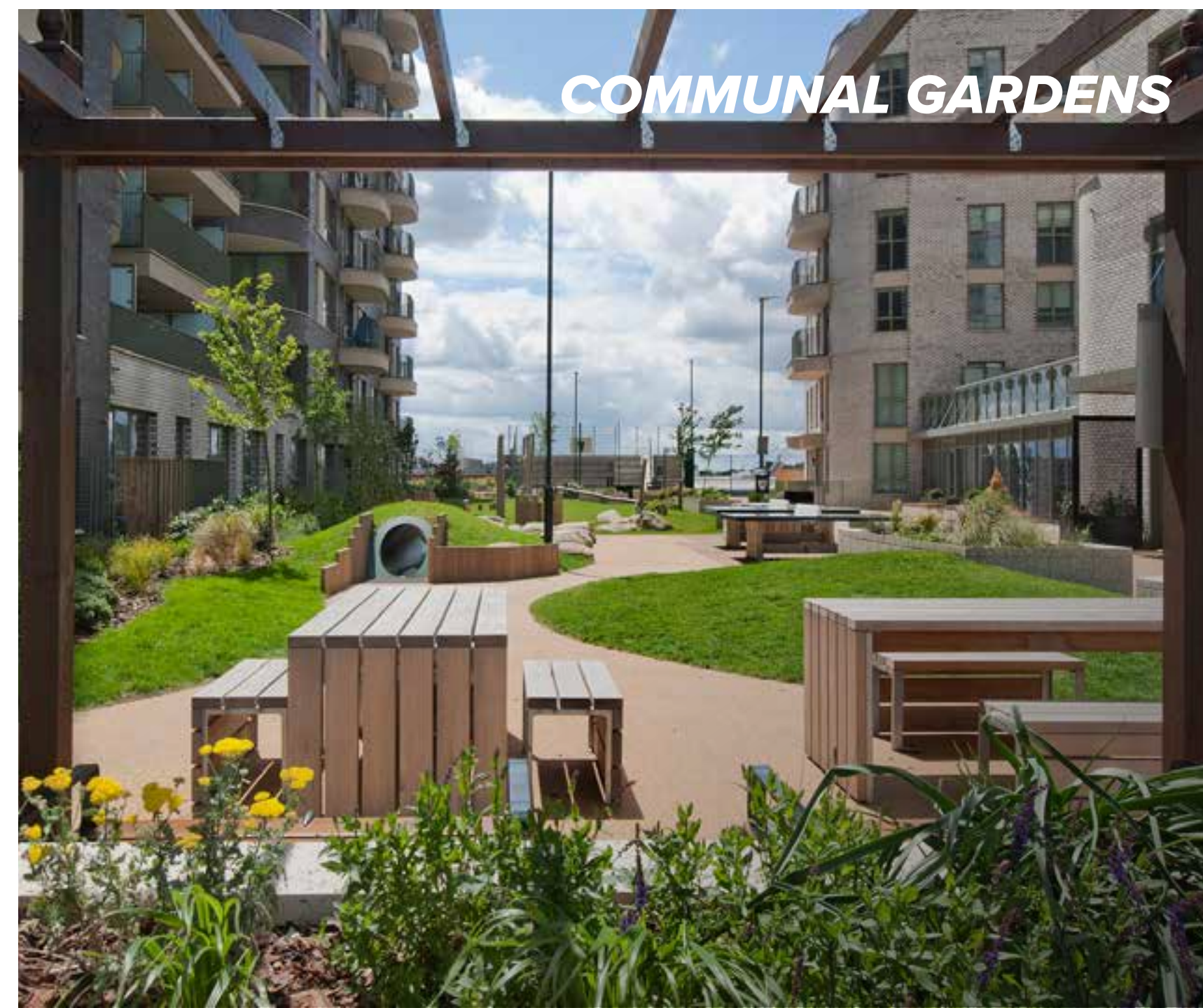
- 25,000 sq. ft. of flexible office space with dedicated entrances
- Built over four floors with exceptional light and double-height entrance
- DDA compliant access via lift to all floors

BLOCK B

- 26,500 sq. ft. of flexible mixed-use space which can be divided to accommodate specific needs
- Retail, cafe, leisure, healthcare and a nursery on campus
- Communal outside spaces and private terraces

SITE PLAN





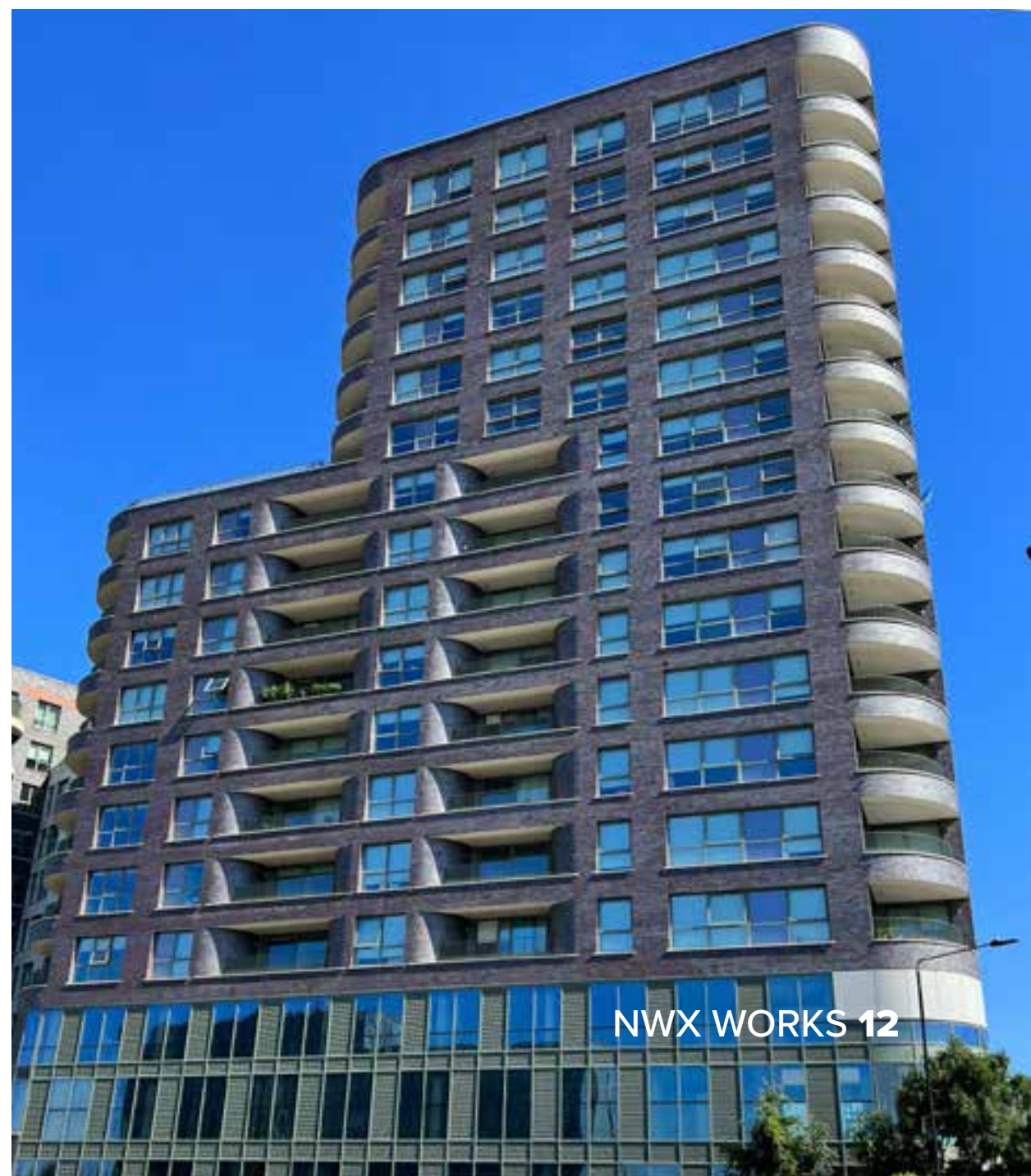
BLOCK A:

HEADQUARTERS SPACE



BLOCK A KEY FEATURES

- Spaces to make a corporate statement
- Excellent frontage and light
- Potential for amazing state of the art research space
- Recruit the best people and the best clients



BLOCK A FLOOR AREAS

DOUBLE HEIGHT
ENTRANCE

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

UPPER GROUND

LOWER GROUND

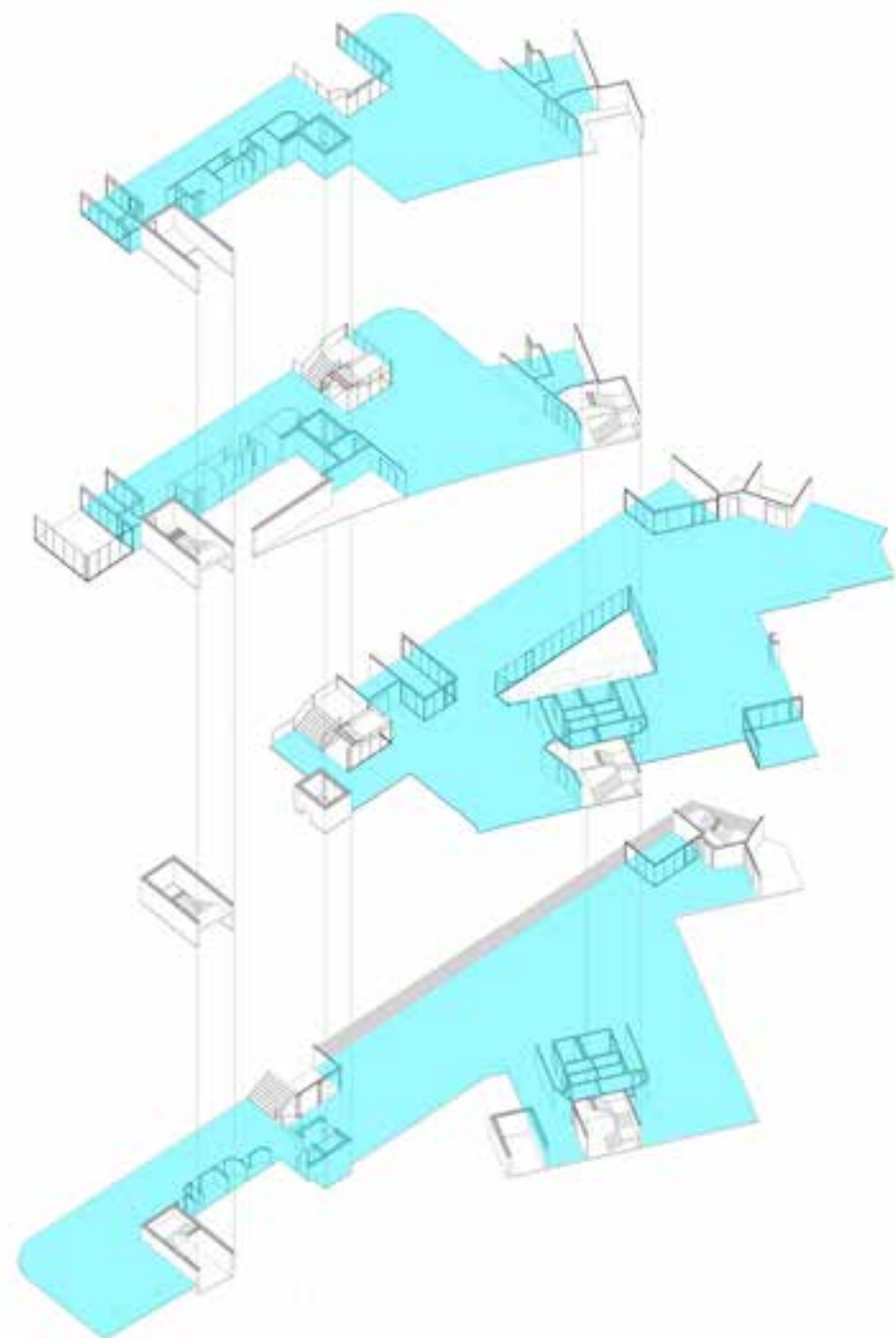
MAIN ENTRANCE/RECEPTION
UNITS 1 & 3 ENTRANCE

UNIT 5
ENTRANCE

UNIT 6
ENTRANCE

UNIT 2
ENTRANCE

UNIT 4
ENTRANCE



BLOCK A has been designed to offer individual tenants their own dedicated entrances if required.

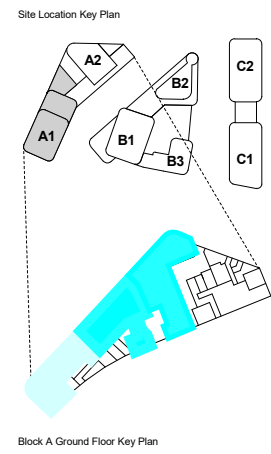


FLOOR	AREA SQ.FT.	POTENTIAL TENANCY SPLIT (NIA)
GROUND	8,750 sq. ft. + 610 sq. ft. terrace	2,825 sq. ft. benefitting from a 200 sq. ft. terrace and 3,650 sq. ft. benefitting from a 400 sq. ft. terrace
FIRST	8,000 sq. ft.	3,600 sq. ft. and 4,400 sq. ft.
SECOND	4,300 sq. ft. + 700 sq. ft. terrace	N/A
THIRD	3,900 sq. ft.	N/A
TOTAL AREA	24,950 sq. ft. + 1,310 sq. ft. terrace	Flexible floor space well equipped to meet occupier needs

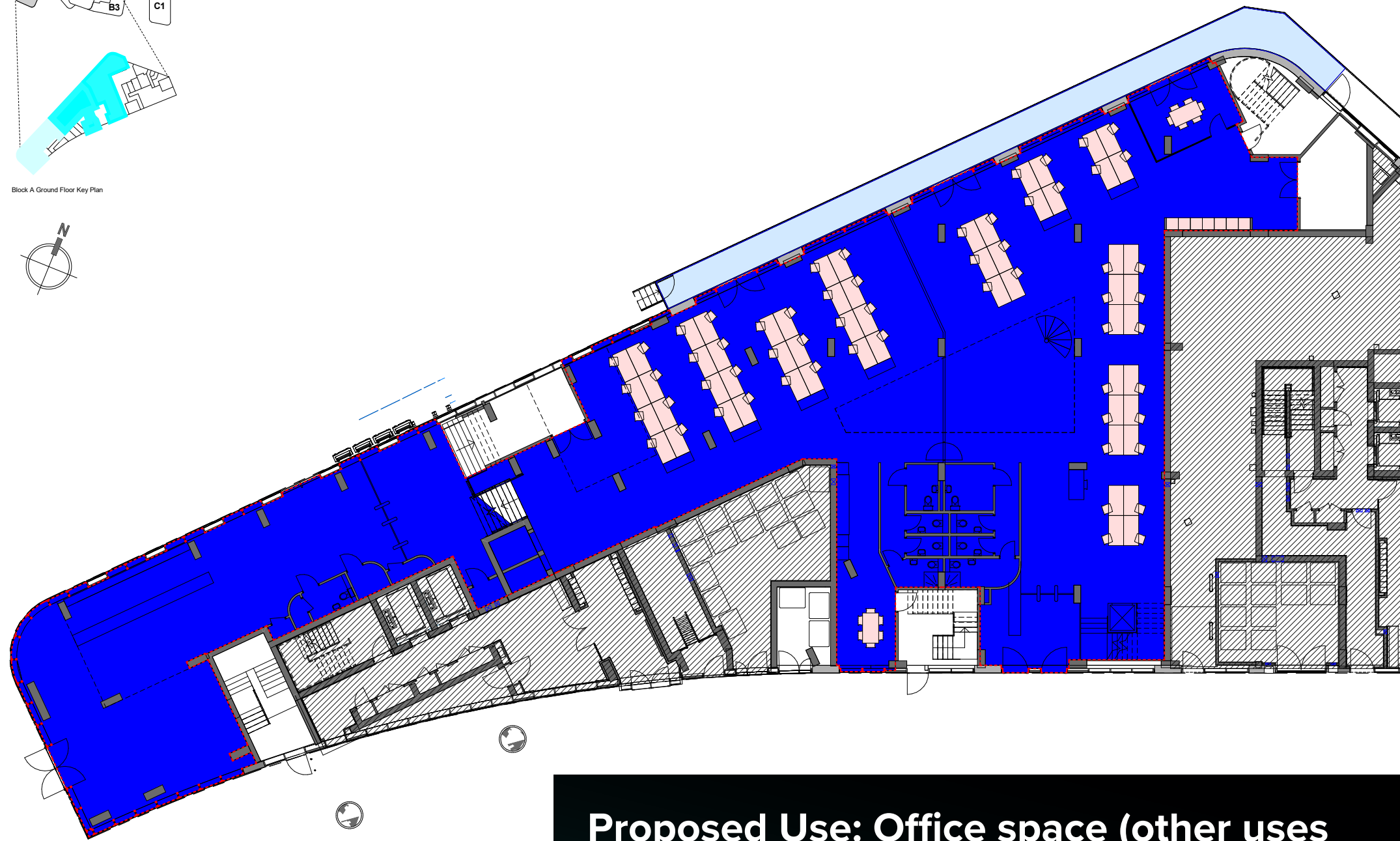
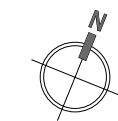
GROUND FLOOR BLOCK A

UNITS 1 AND 2 8,750 sq. ft. + 610 sq. ft. terrace

BLOCK A



Block A Ground Floor Key Plan

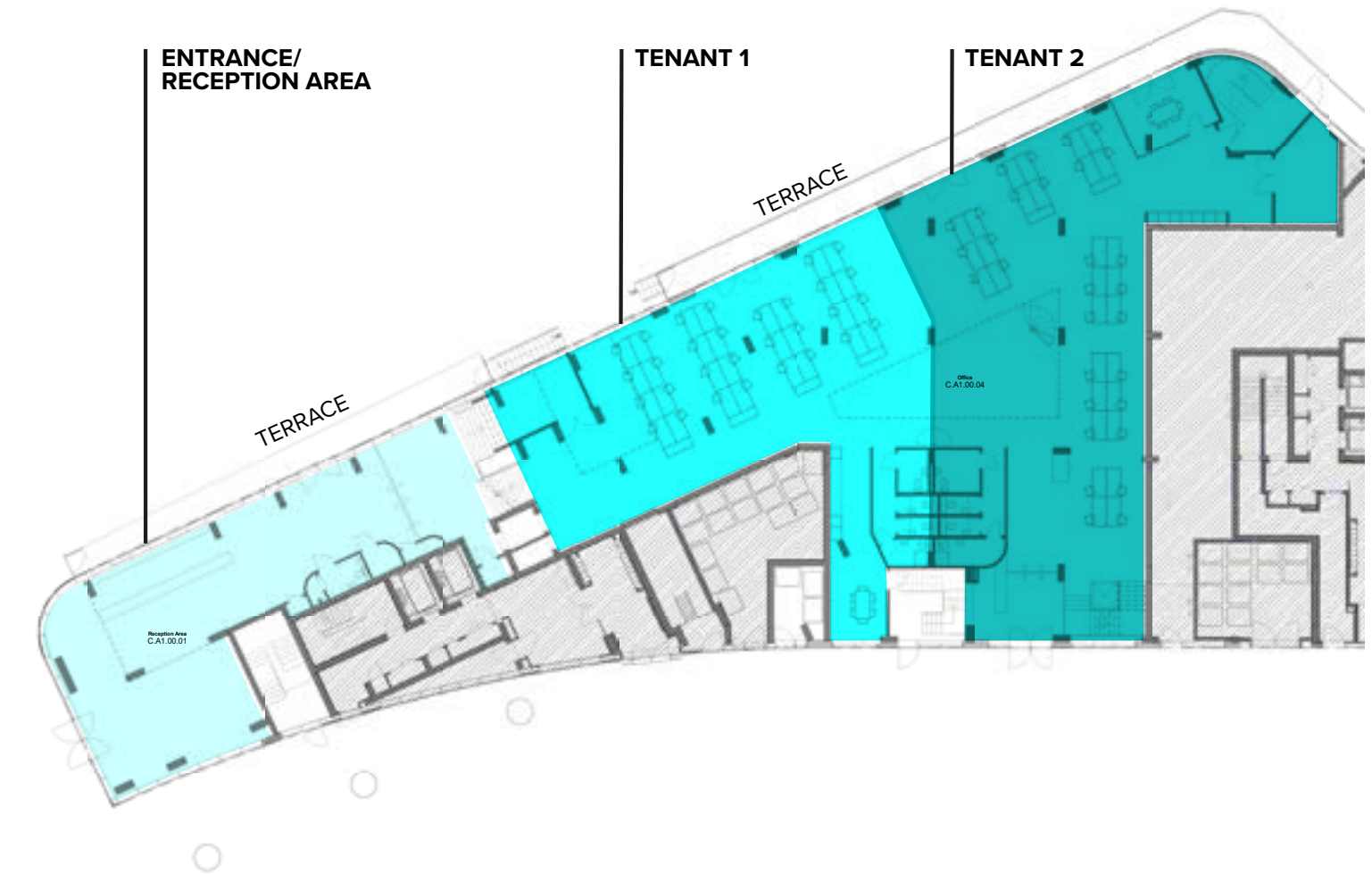


Proposed Use: Office space (other uses permitted) Double height entrance/reception/concession retail area

Floor to ceiling height: 3m - 3.3m
Ground floor: 8,750 sq. ft (812.9 sq. m.)
Terrace: 610 sq. ft. (56.7 sq. m.)

Block A Ground floor potential tenancy split:
2,825 sq. ft. benefiting from a 200 sq. ft. terrace and 3,650 sq. ft. benefiting from a 400 sq. ft. terrace.

Including individual front doors, removing communal touch points whilst remaining DDA compliant.



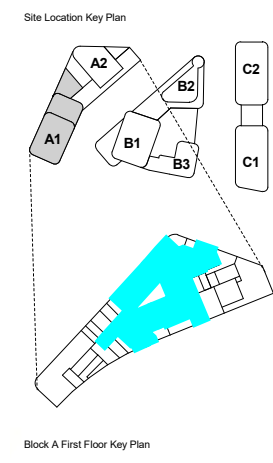
BLOCK A GROUND FLOOR

NWX WORKS 14

FIRST FLOOR BLOCK A

UNITS 3 AND 4 8,000 sq. ft.

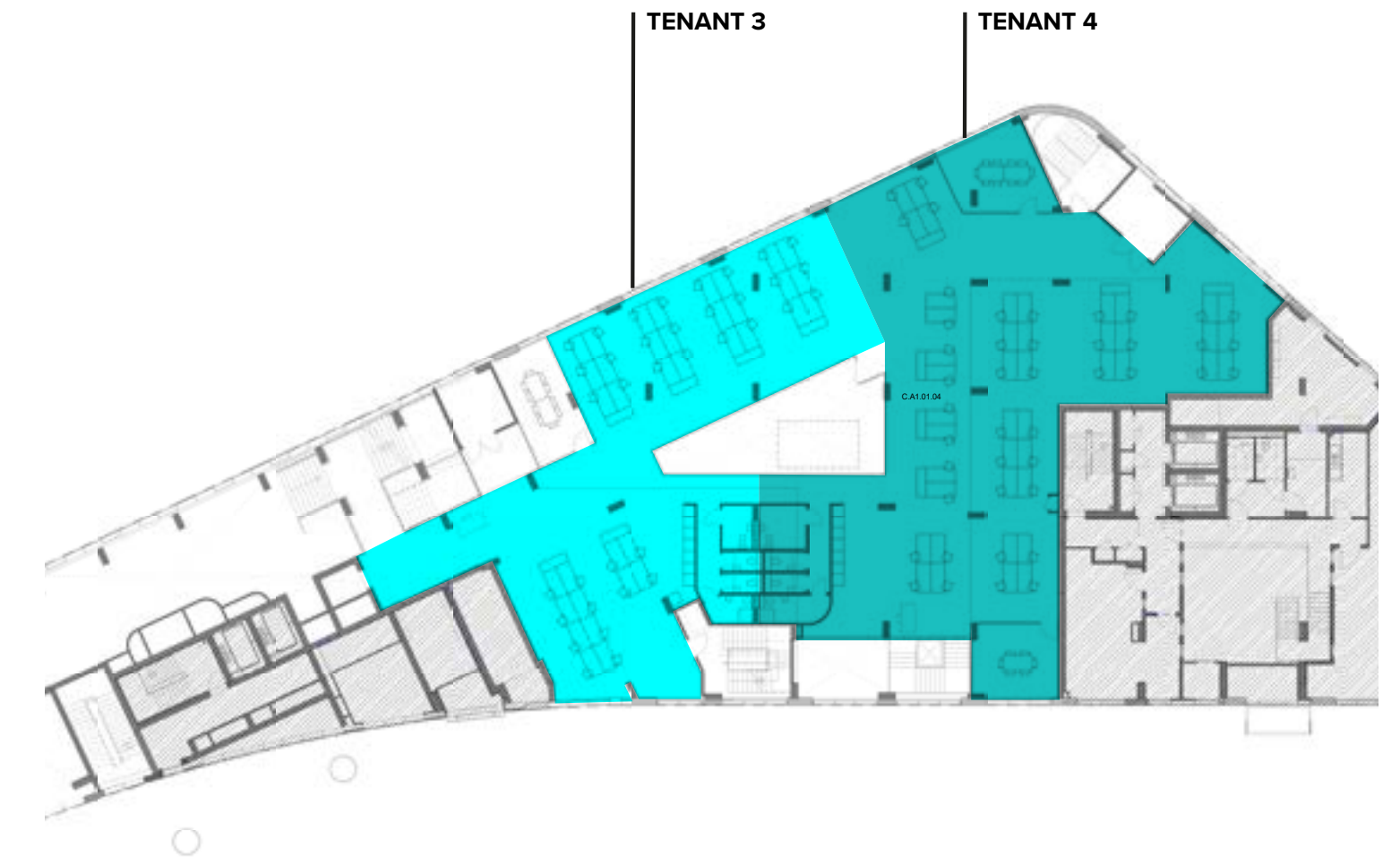
BLOCK A



Block A First floor potential tenancy split

3,522 sq. ft. and
4,314 sq. ft.

Including individual front doors, removing communal touch points whilst remaining DDA compliant.



Proposed Use: Office space (other uses permitted) Double height entrance/reception/concession retail area

Floor to ceiling height: 3m - 6m
First Floor: 8000 sq. ft. (743.2 sq. m.)



BLOCK A FIRST FLOOR

NWX WORKS 15

SECOND FLOOR BLOCK A

UNITS 5 4,300 sq. ft + 700 sq. ft. terrace



**Proposed Use: Office B1
(other uses permitted)**

Floor to ceiling height: 3m - 3.3m

Second floor: 4,300 sq. ft. (399 sq. m.)

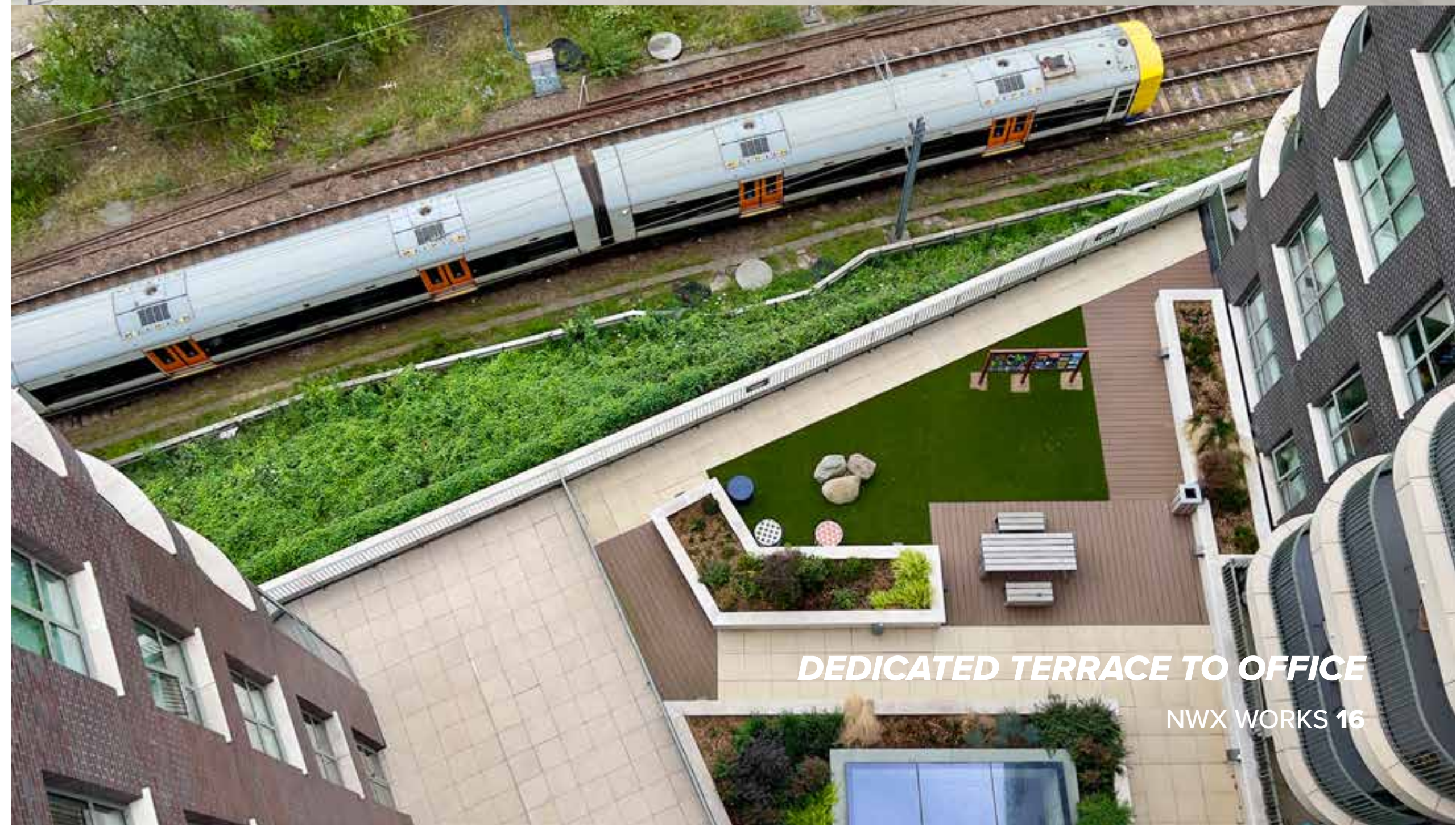
Terrace: 700 sq. ft. (65 sq. m.)

****Double height meeting room 400 sq. ft. (34sq. m.)**

BLOCK A



BLOCK A SECOND FLOOR

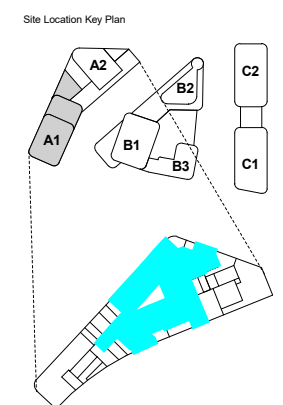


DEDICATED TERRACE TO OFFICE

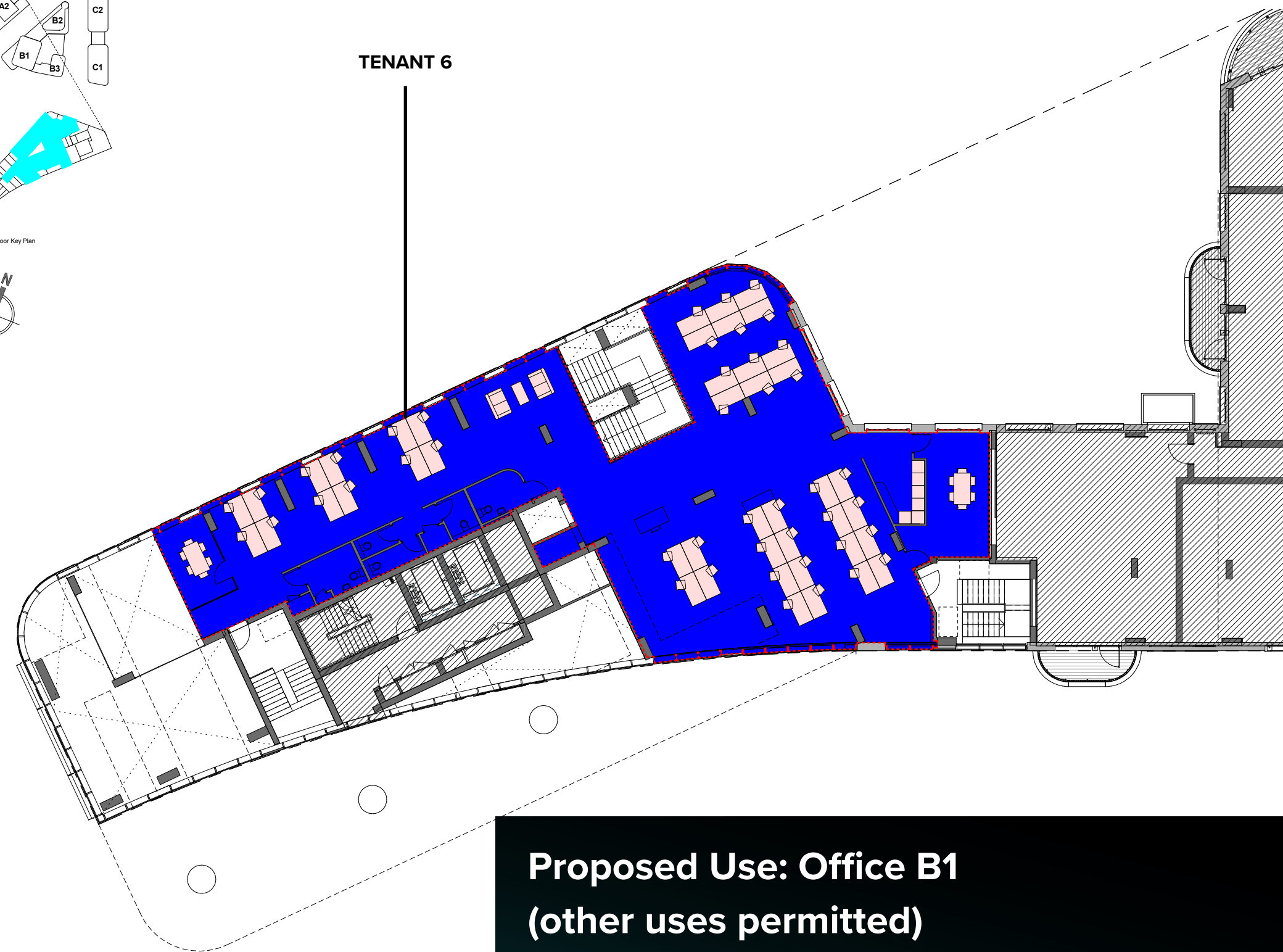
NWX WORKS 16

THIRD FLOOR BLOCK A

UNITS 6 3,900 sq. ft.



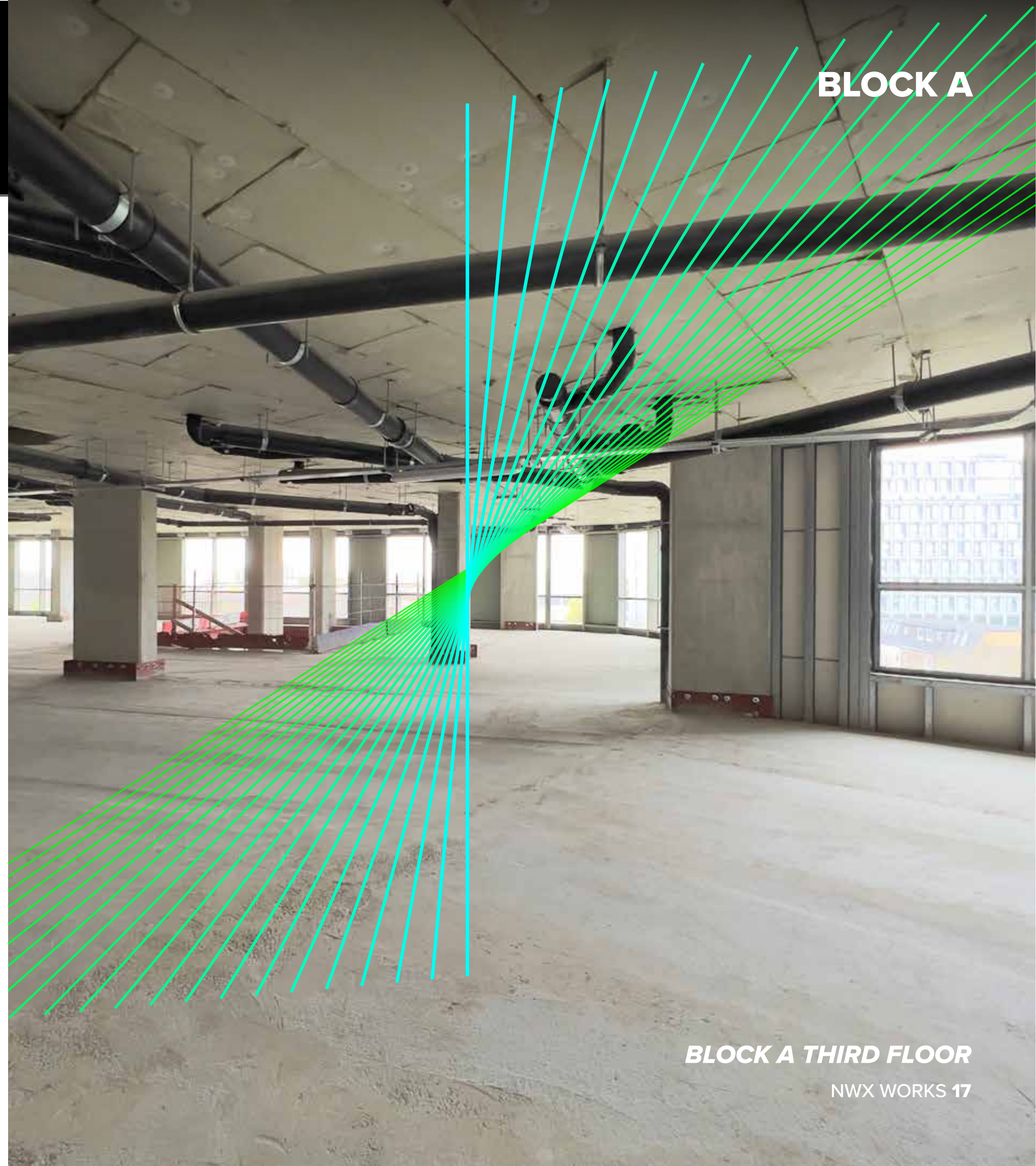
TENANT 6



**Proposed Use: Office B1
(other uses permitted)**

Floor to ceiling height: 3m - 3.3m
Third floor: 3,900 sq. ft. (362.3 sq. m.)

BLOCK A



BLOCK A THIRD FLOOR

NWX WORKS 17

IDEAL OPPORTUNITY FOR SCIENCE LABORATORY / HEADQUARTERS

NWX WORKS

WHERE **GREAT MINDS** MEET



25,000 SQ. FT. AVAILABLE

**LOCATED 10 MINUTES
FROM IMPERIAL COLLEGE
WHITE CITY CAMPUS.**

JOIN THE INNOVATION COMMUNITY

**A forum for sharing knowledge
and innovation through
storytelling.**

A hub of discovery with a constant
feed of pioneering information, that
will amplify collected expertise,
entrepreneurship and start-ups.



BLOCK B FLOOR AREAS



APPROXIMATE LOCATIONS AND ENTRANCES

Mixed uses available (Class E) including cafe, office, retail, gym, nursery and convenience store.

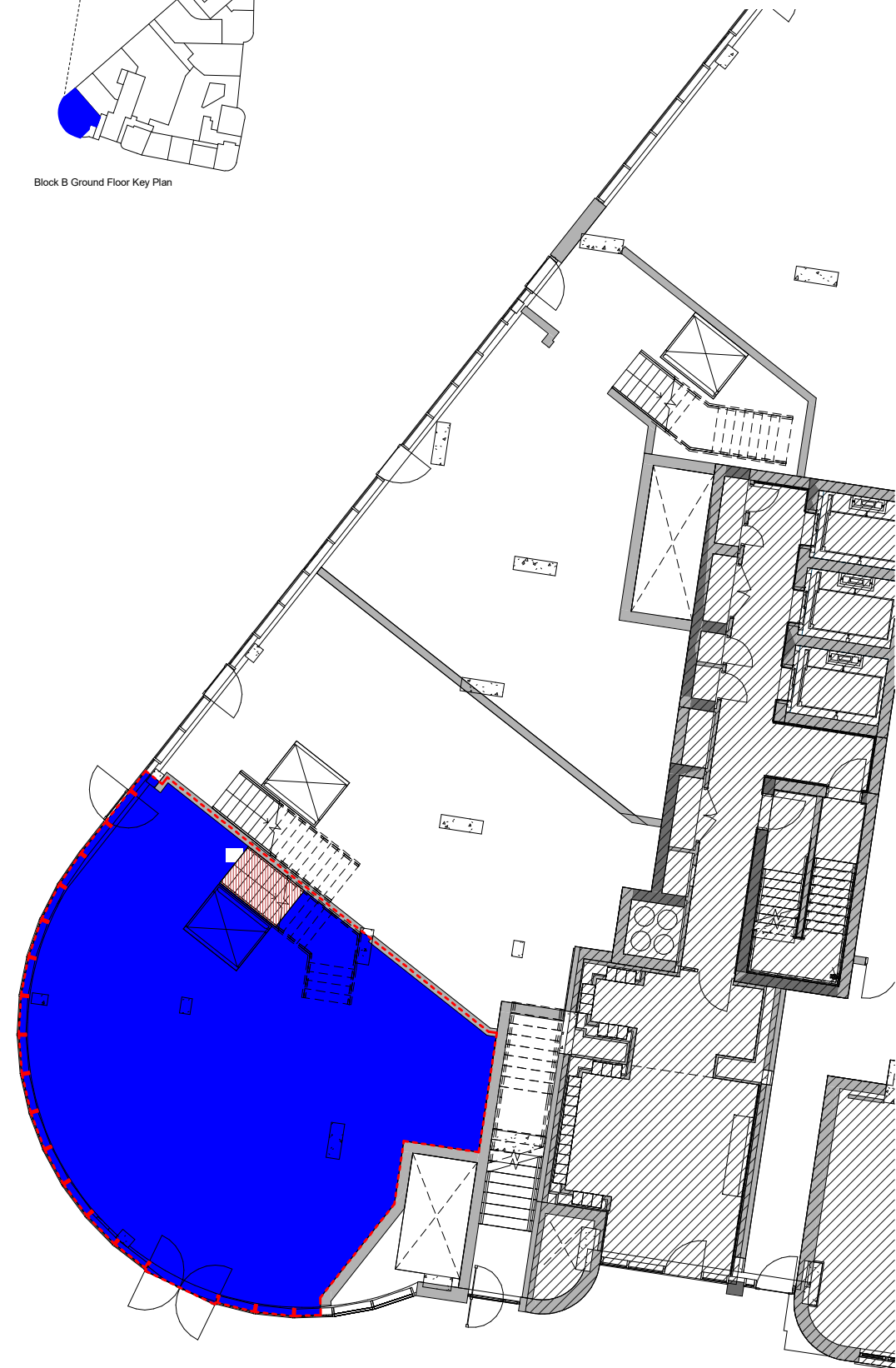
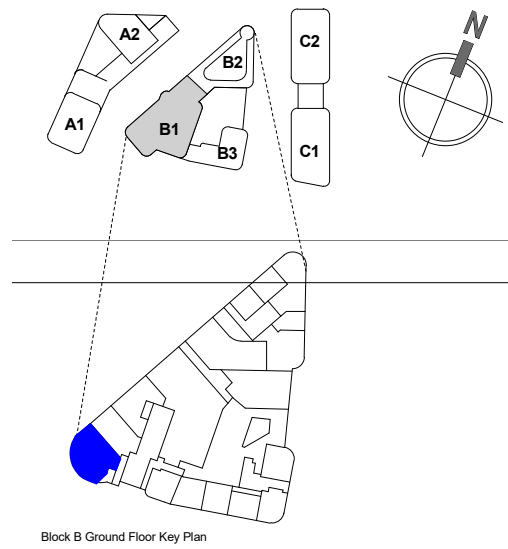


UNIT	DESCRIPTION	FLOOR	SIZE sq. ft.
UNIT 1	CAFE AND OTHER POTENTIAL USES	GROUND & MEZZANINE	Ground 1,325 sq. ft. Mezzanine 825 sq. ft. Total 2,150 sq. ft.
UNIT 2	OFFICE / RETAIL / MEDICAL	GROUND & MEZZANINE	Ground 900 sq.ft. Mezzanine 600 sq.ft. Total 1,500 sq.ft.
UNIT 3	OFFICE / RETAIL / MEDICAL / GYM	GROUND	820 sq.ft.
UNIT 4	CONVENIENCE STORE	GROUND	4,200 sq.ft.
UNIT 4A	GYM	GROUND & MEZZANINE	Ground 200 sq. ft. Mezzanine 6,800 sq. ft. Total 7,000 sq. ft.
UNIT 6	OFFICE / RETAIL / MEDICAL	GROUND & MEZZANINE	Ground 1,250 sq.ft. Mezzanine 1,650 sq.ft. Total 2,900 sq.ft.
NURSERY		GROUND & FIRST	Ground 550 sq. ft. First 4,200 sq. ft. Total 4,750 sq. ft.
HEALTH CENTRE		GROUND	3,200 sq.ft.

TOTAL 26,520 sq. ft.

UNIT 1 BLOCK B

MIXED USE INCLUDING CLASS E 2,150 sq. ft.



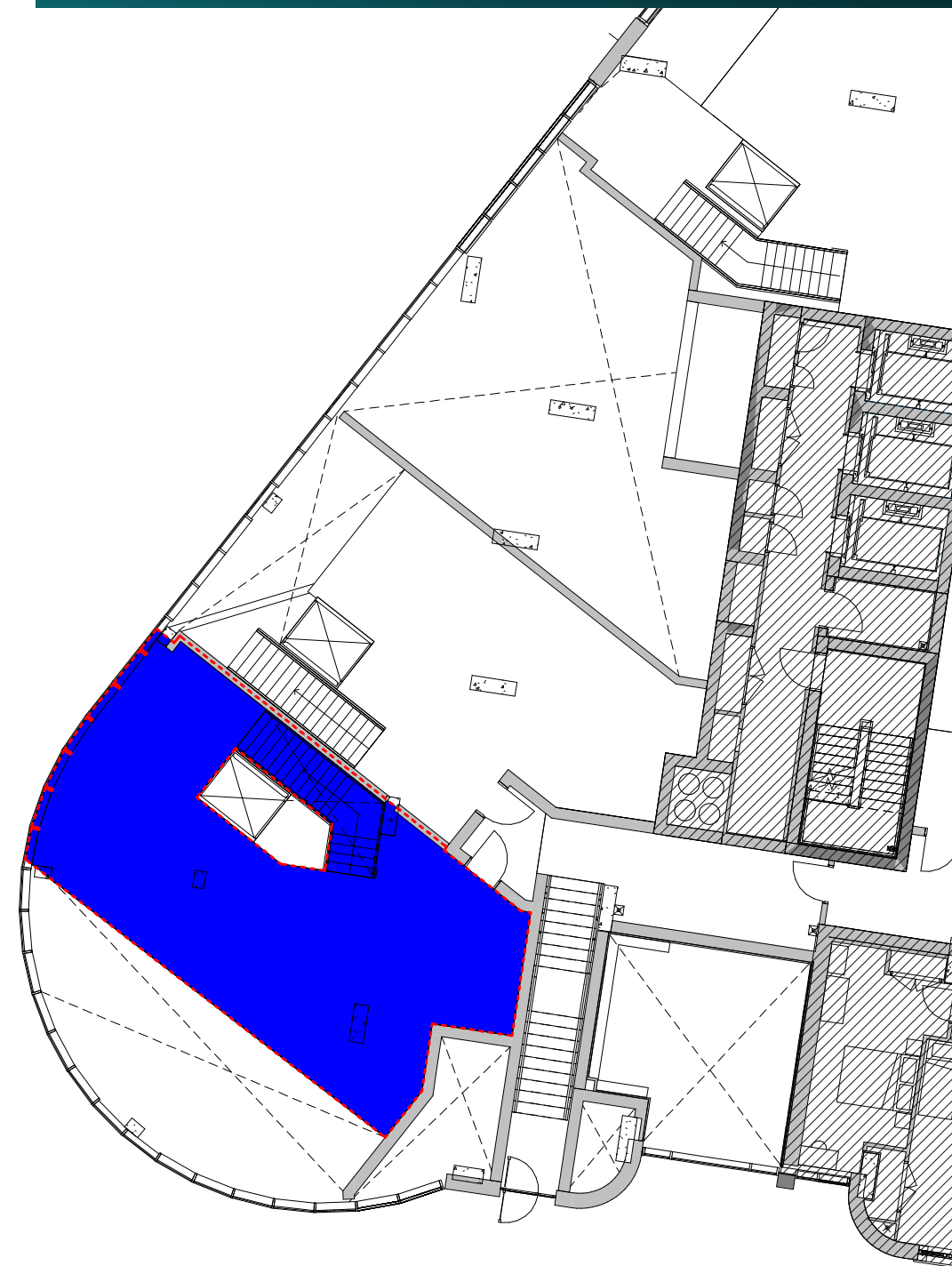
Unit 1 Ground Floor

Unit 1 Ground Floor with mezzanine

Ground: 1,325 sq. ft. (123.1 sq. m.)

Mezzanine: 825 sq. ft. (76.6 sq. m.)

Total: 2,150 sq. ft. (199.7 sq. m.)



Unit 1 Mezzanine



BLOCK B

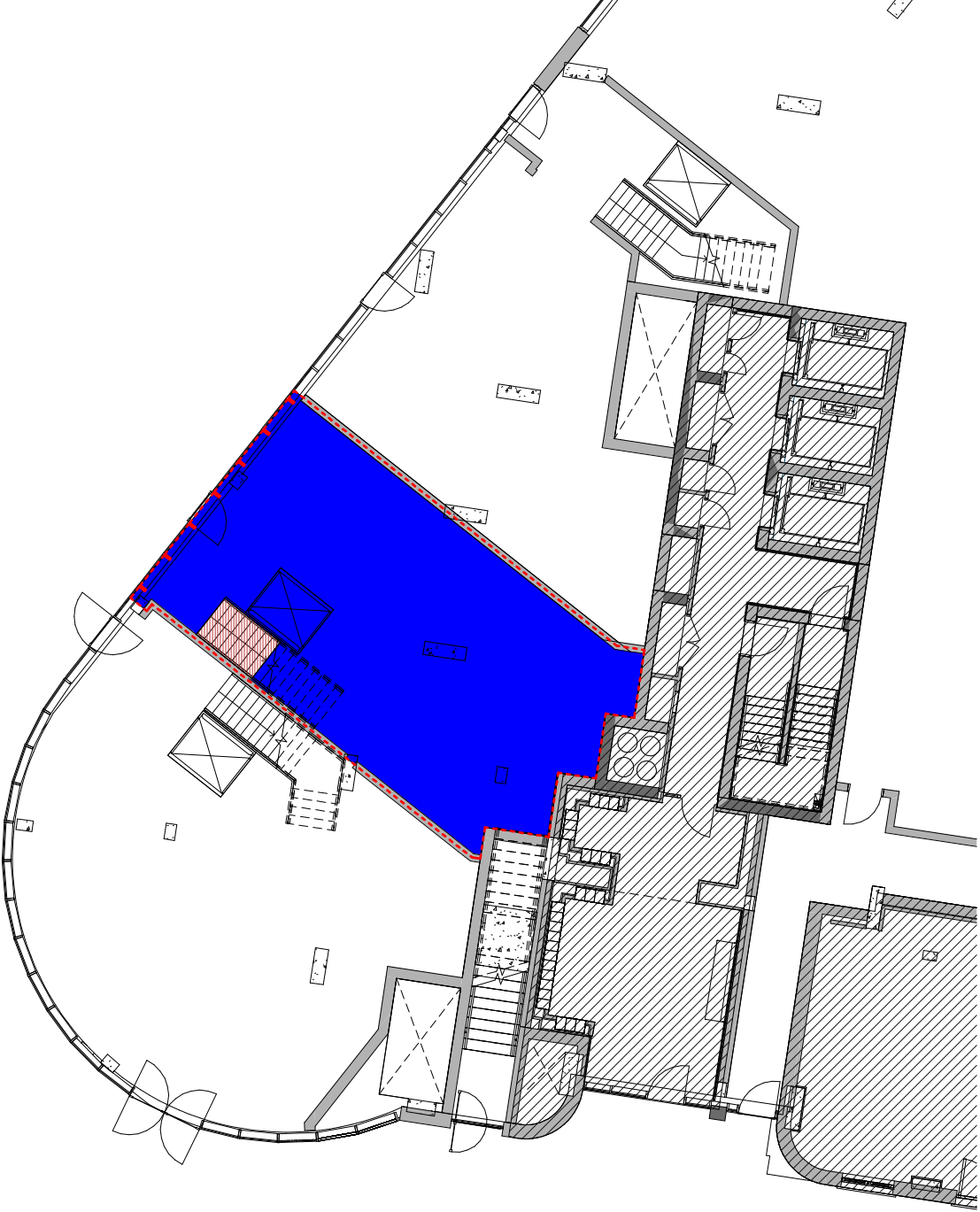
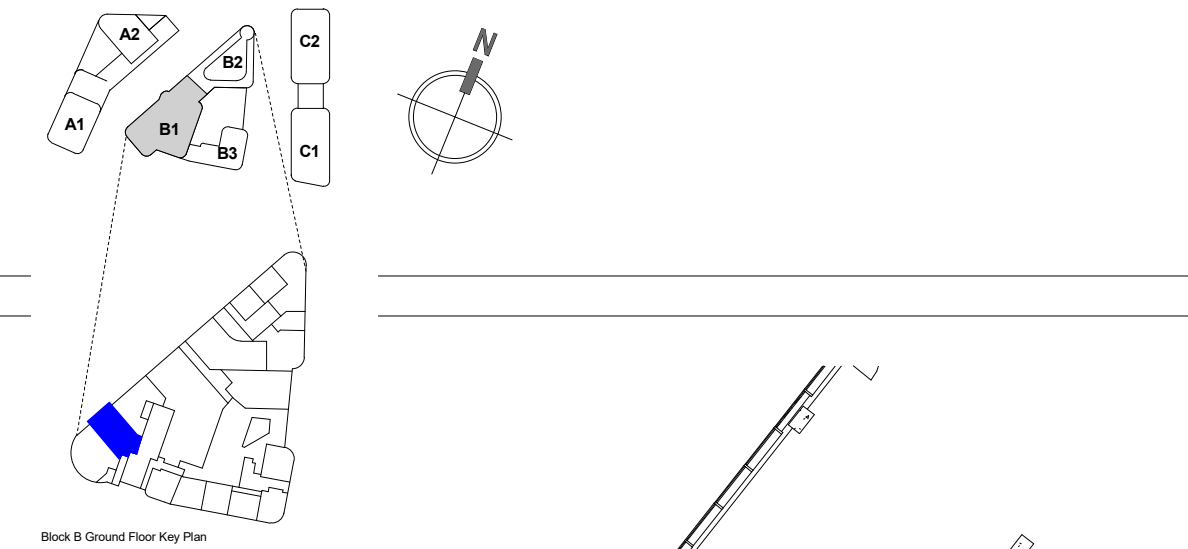


UNIT 1 BLOCK B INTERIOR

NWX WORKS 20

UNIT 2 BLOCK B

MIXED USE INCLUDING CLASS E 1,500 sq. ft.



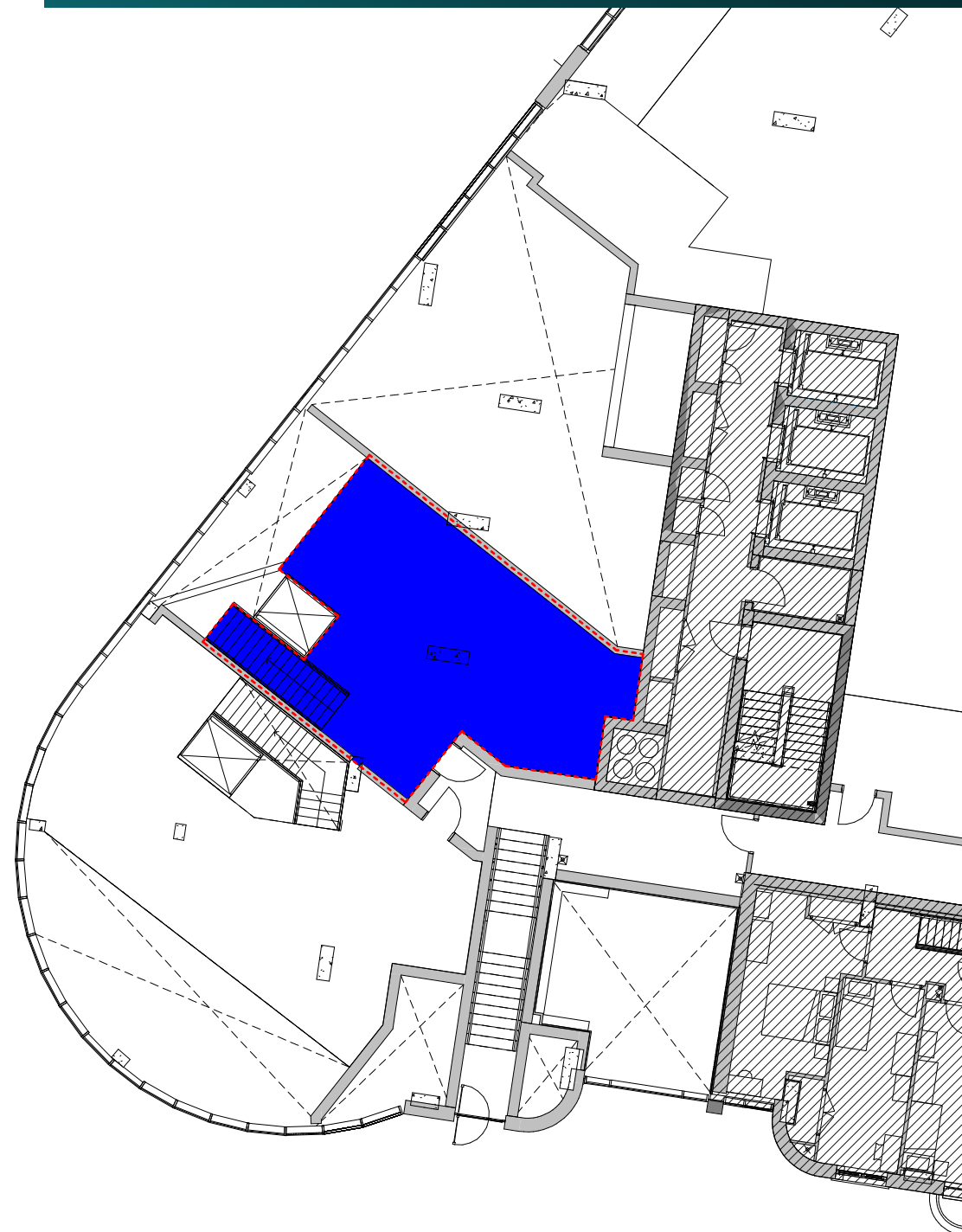
Unit 2 Ground Floor

Unit 2 Ground Floor with mezzanine

Ground: 900 sq. ft. (83.6 sq. m.)

Mezzanine: 600 sq. ft. (55.7 sq. m.)

Total: 1,500 sq. ft. (139.4 sq. m.)



Unit 2 Mezzanine



BLOCK B



UNIT 2 BLOCK B EXTERIOR

NWX WORKS 21

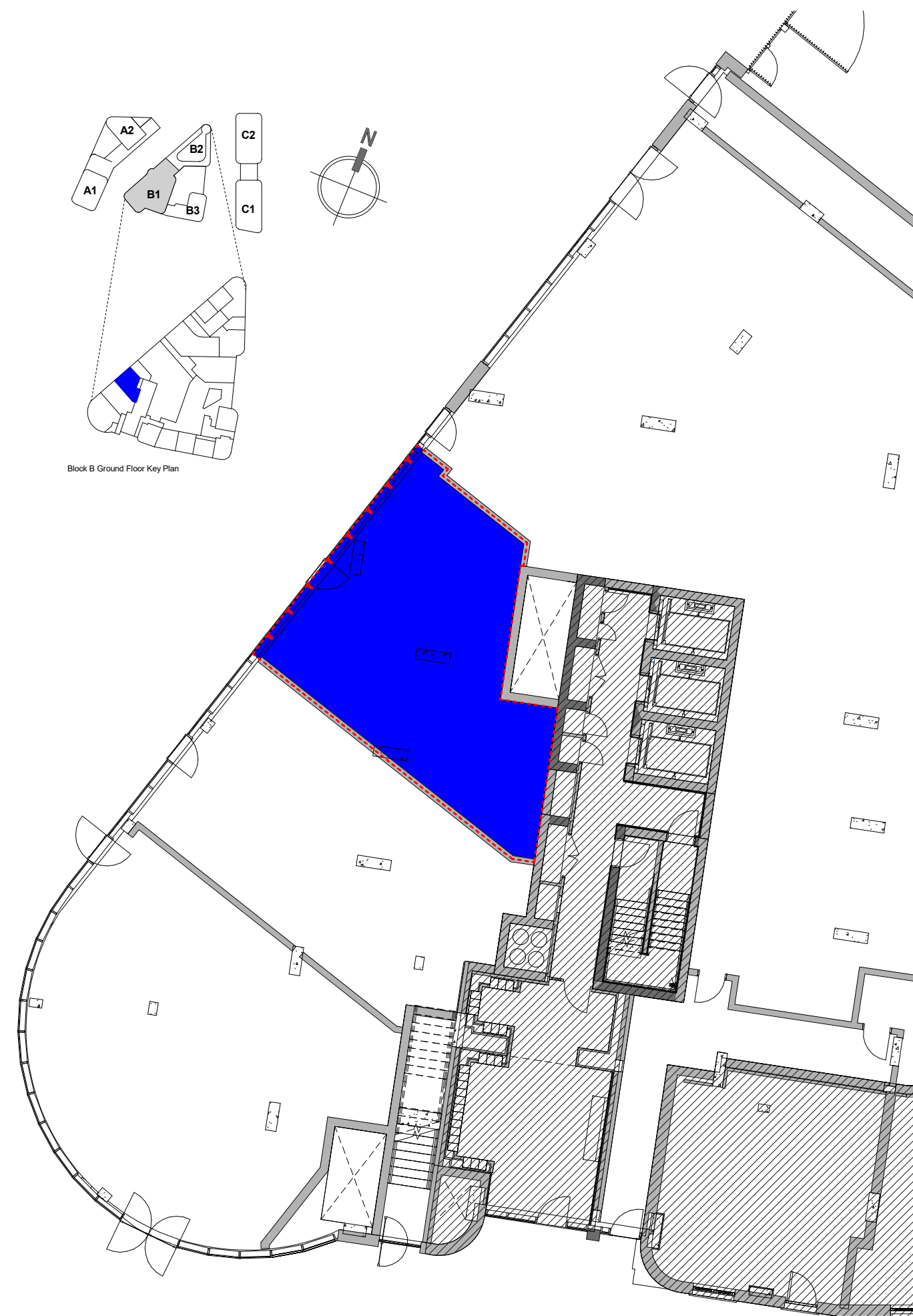
UNIT 3 BLOCK B

MIXED USE INCLUDING CLASS E 820 sq. ft.

BLOCK B

Unit 3 Ground Floor

Ground: 820 sq. ft. (76 sq. m.)



UNIT 3 BLOCK B INTERIOR

NWX WORKS 22

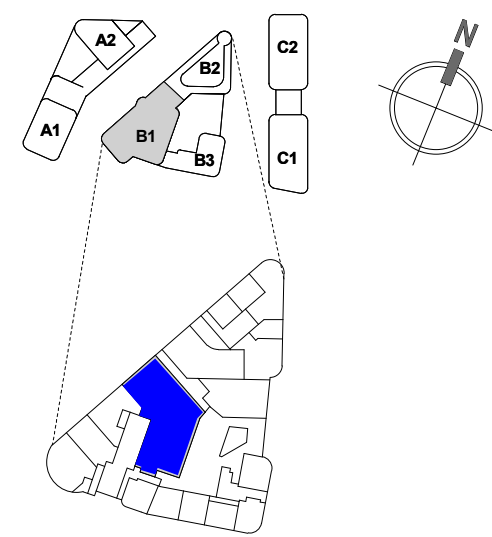
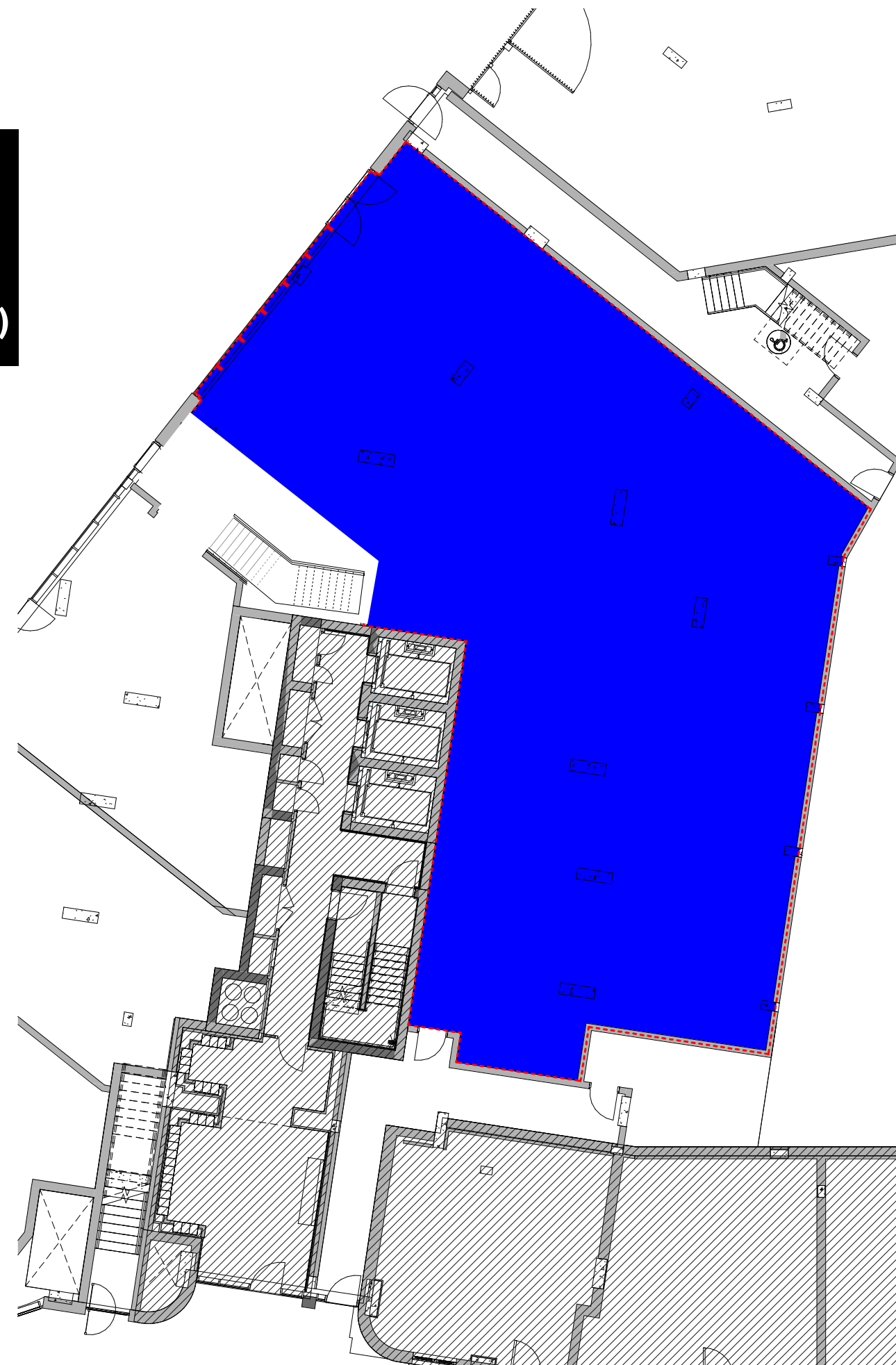
UNIT 4 BLOCK B

MIXED USE INCLUDING CLASS E 4,200 sq. ft.

BLOCK B

Unit 4 Ground Floor
various options available

Ground; 4,200 sq. ft. (390.2 sq. m.)



Block B Ground Floor Key Plan



UNIT 4 BLOCK B INTERIOR

NWX WORKS 23

UNIT 4A BLOCK B

GYM 7,000 sq. ft.

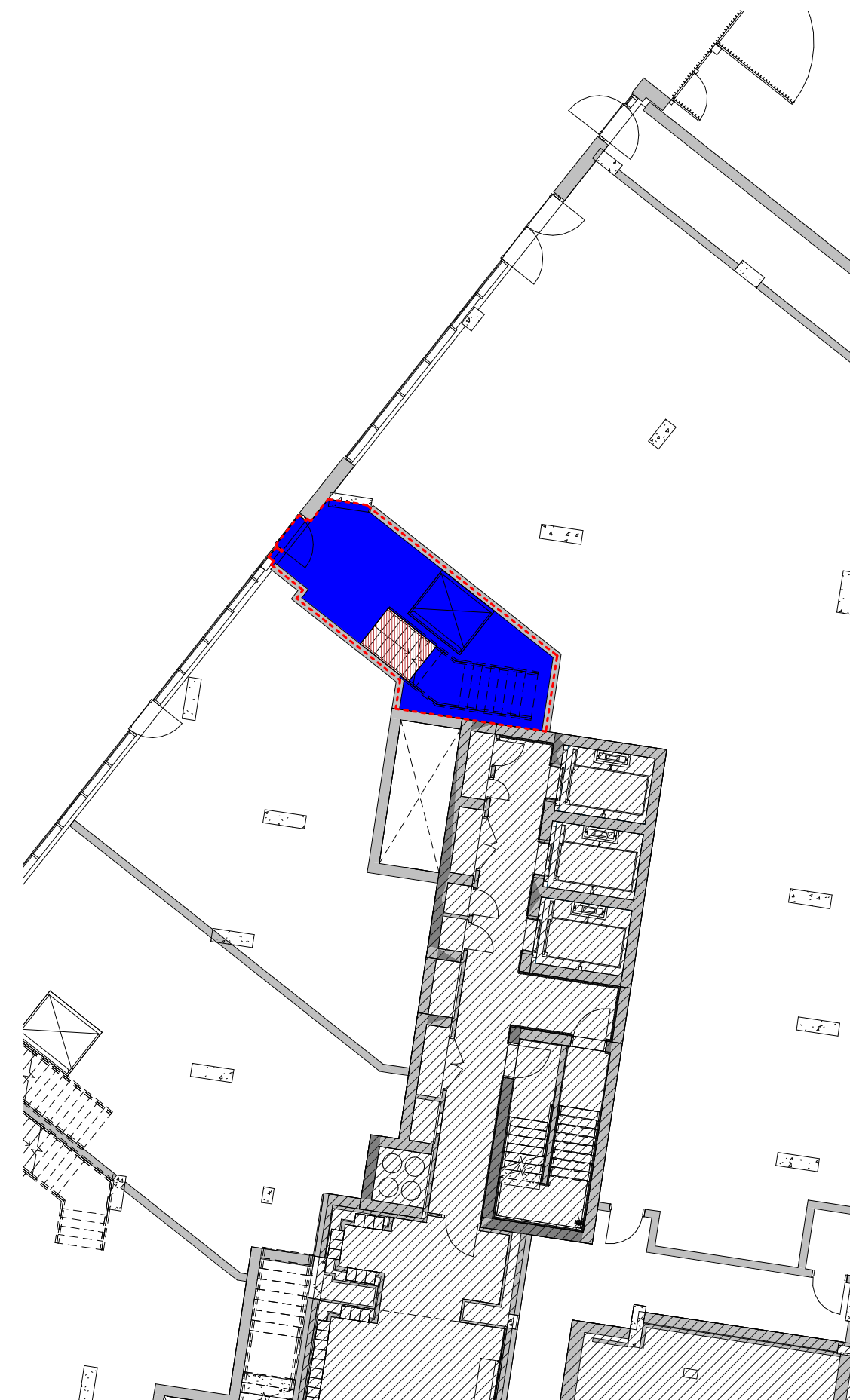
BLOCK B

Unit 4a Ground Floor with mezzanine

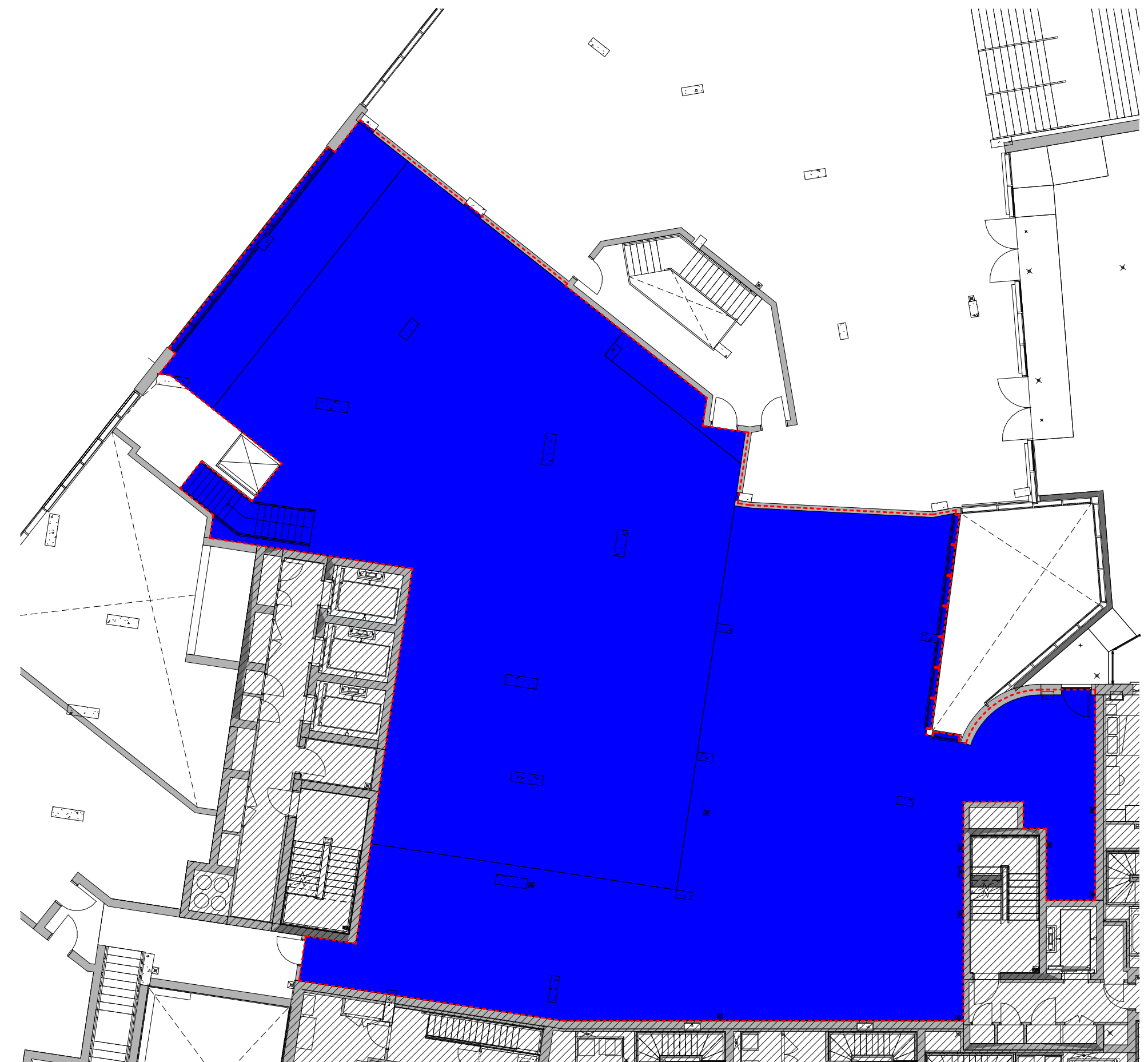
Ground: 200 sq. ft. (18.6 sq. m.)
Mezzanine: 6,800 sq. ft. (631.7 sq. m.)

Total: 7,000 sq. ft. (650.3 sq. m.)

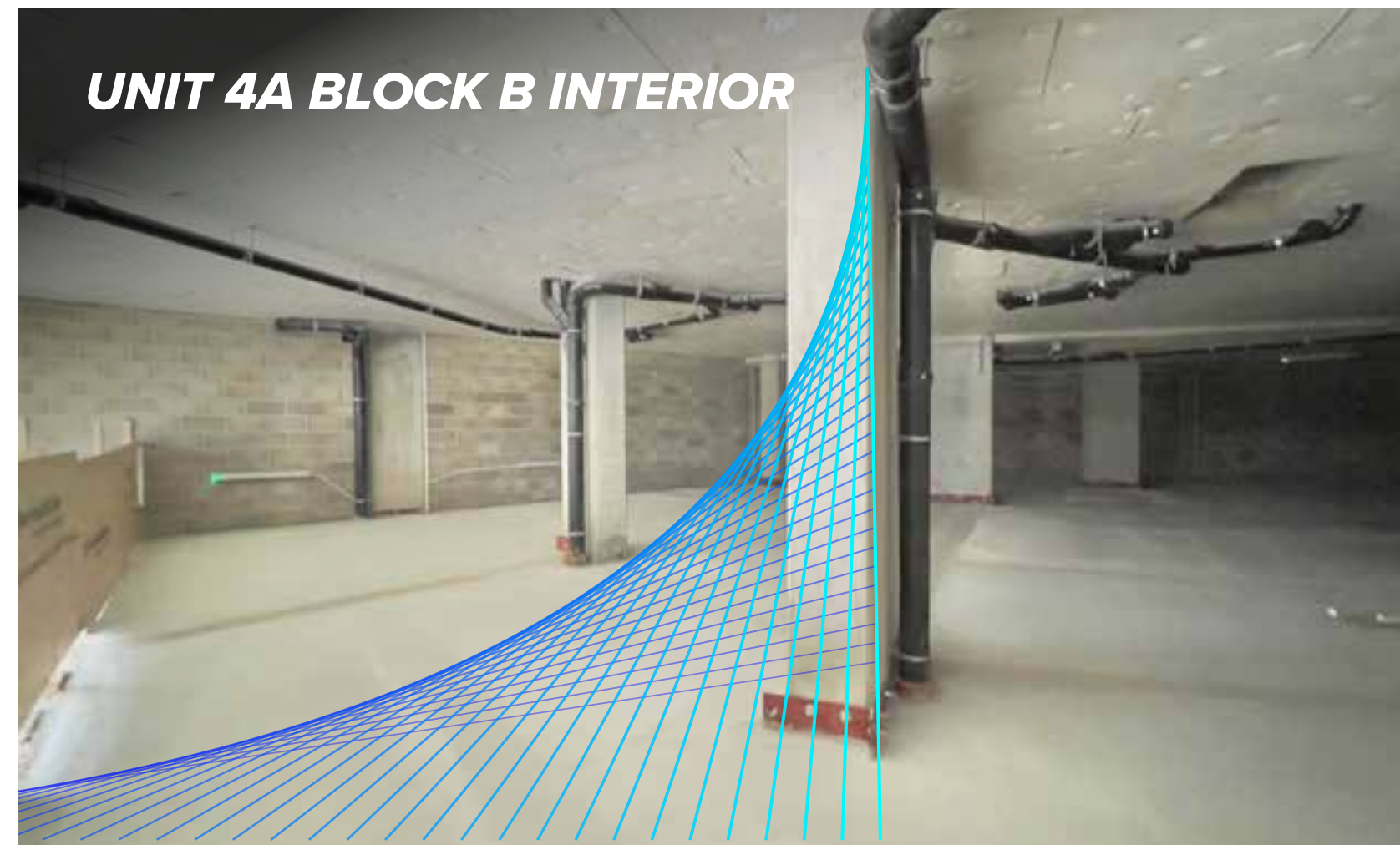
FURTHER GROUND FLOOR SPACE
CAN BE MADE AVAILABLE



Unit 4A Ground Floor



Unit 4A First Floor



UNIT 4A BLOCK B INTERIOR

UNIT 6 BLOCK B

MIXED USE INCLUDING CLASS E 2,900 sq. ft.

BLOCK B



Unit 6 Ground Floor with mezzanine

Ground: 1,250 sq. ft. (116.1 sq. m.)
Mezzanine: 1,650 sq. ft. (153.3 sq. m.)

Total: 2,900 sq. ft. (269.4 sq. m.)



UNIT 6 BLOCK B INTERIOR

NWX WORKS 25

NURSERY BLOCK B

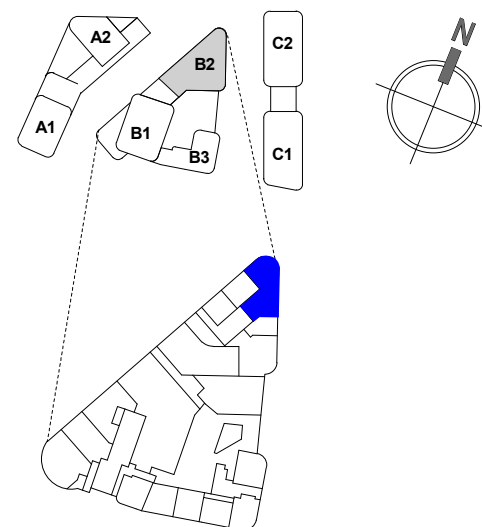
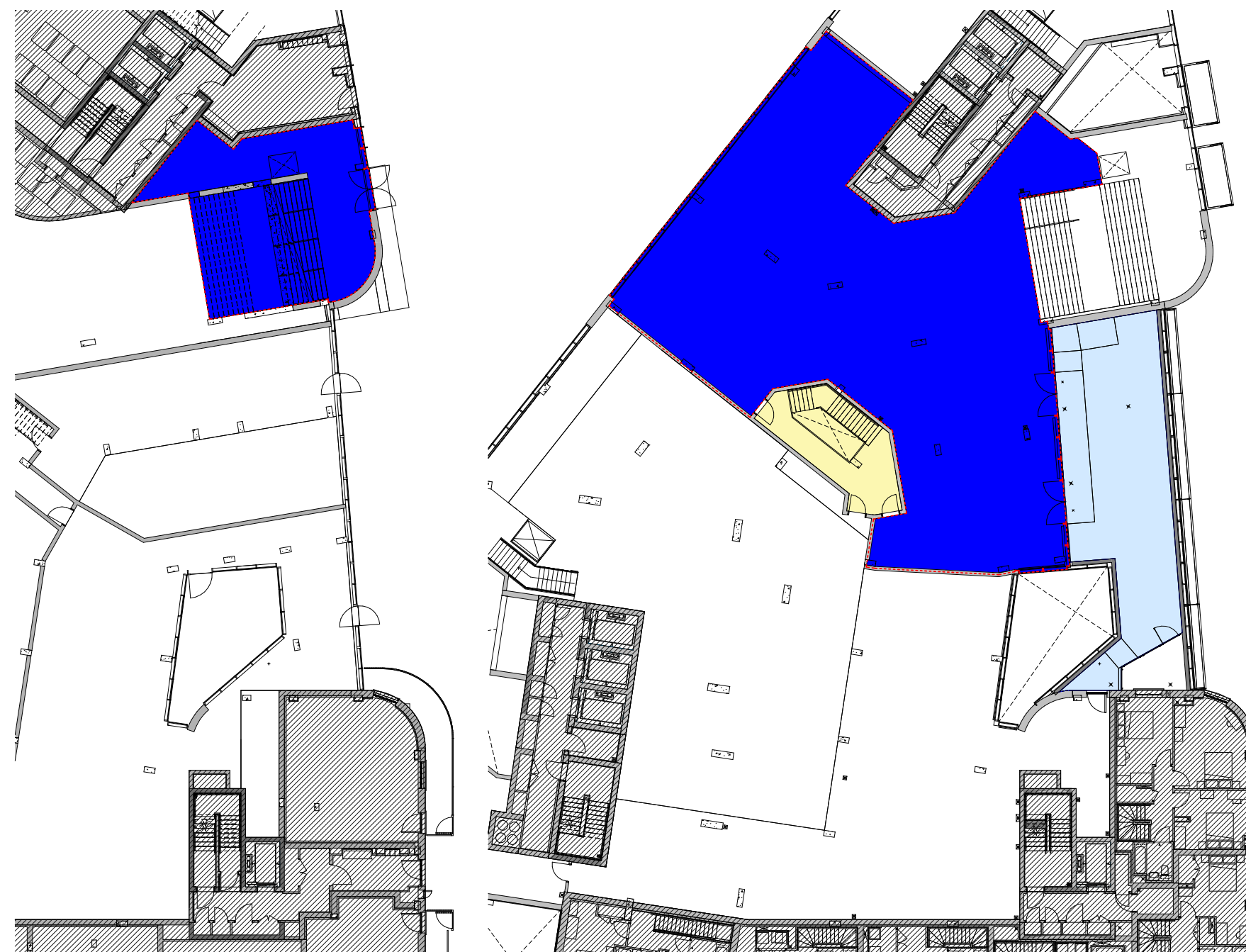
4,750 SQ. FT.

BLOCK B

**Nursery First Floor
with ground floor
dedicated entrance**

Ground: 550 sq. ft. (51.1 sq. m.)
First: 4,200 sq. ft. (390.2 sq. m.)

Total: 4,750 sq. ft. (441.3 sq. m.)



Block B Ground Floor Key Plan



NURSERY INTERIOR

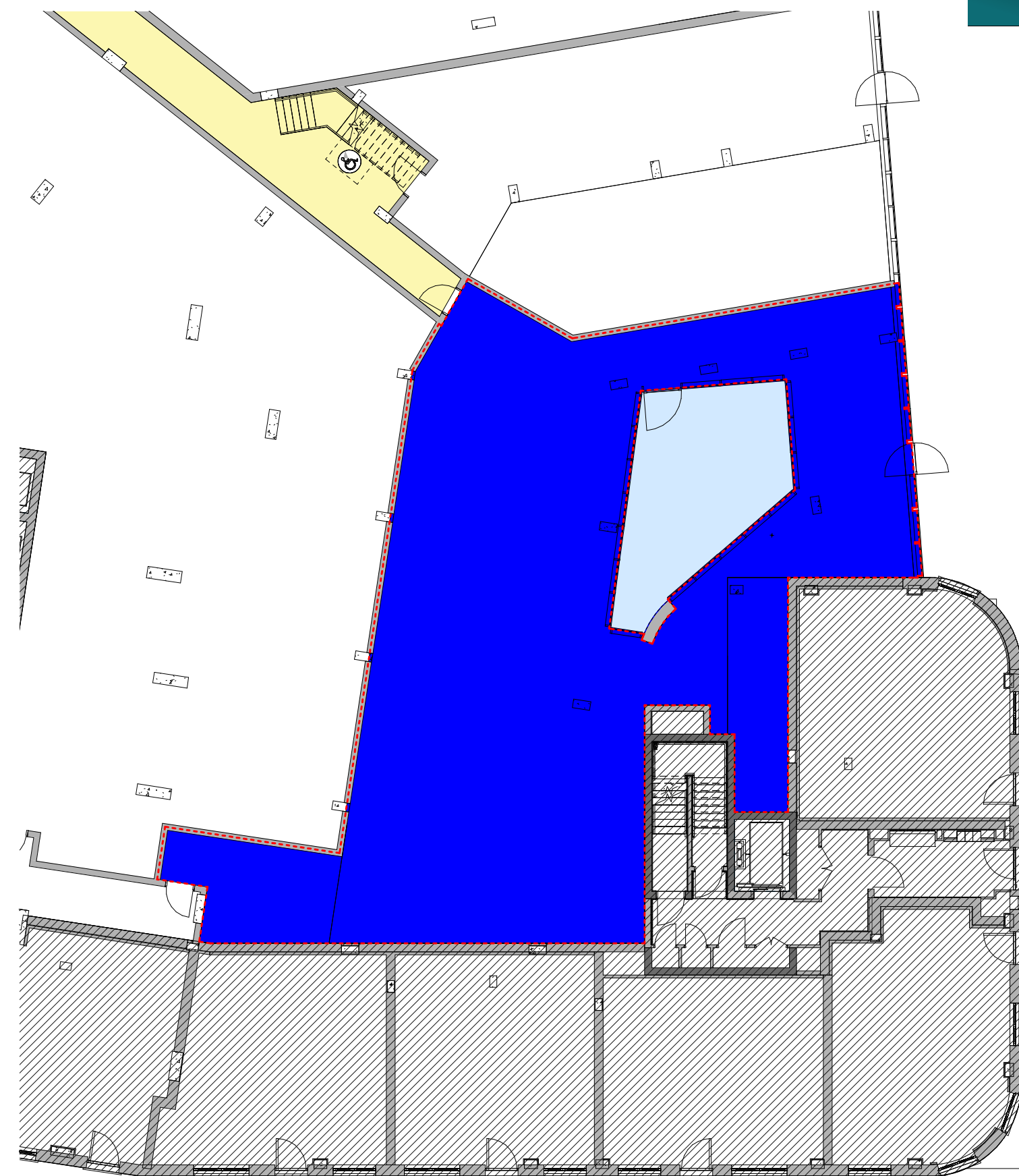
NURSERY EXTERIOR

HEALTH CENTRE BLOCK B

3,200 sq. ft.

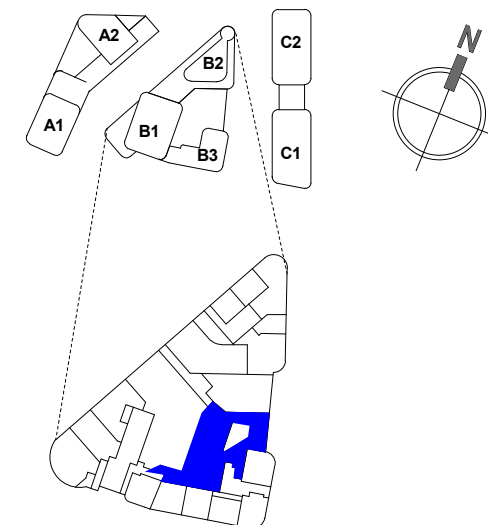
BLOCK B

Health Centre Ground Floor with courtyard



Health Centre Ground Floor

Ground: 3,200 sq. ft. (297.3 sq. m.)



Block B Ground Floor Key Plan



UNIT SPECIFICATION

BLOCK A

FLOOR	AREA SQ.FT.	POTENTIAL TENANCY SPLIT (NIA)
GROUND	8,750 sq. ft. + 610 sq. ft. terrace	2,825 sq. ft. benefitting from a 200 sq. ft. terrace and 3,650 sq. ft. benefitting from a 400 sq. ft. terrace
FIRST	8,000 sq. ft.	3,600 sq. ft. and 4,400 sq. ft.
SECOND	4,300 sq. ft. + 700 sq. ft. terrace	N/A
THIRD	3,900 sq. ft.	N/A
TOTAL AREA	24,950 sq. ft. + 1,310 sq. ft. terrace	Flexible floor space well equipped to meet occupier needs

BLOCK B

UNIT	DESCRIPTION	FLOOR	SIZE sq. ft.
UNIT 1	CAFE AND OTHER POTENTIAL USES	GROUND & MEZZANINE	Ground 1,325 sq. ft. Mezzanine 825 sq. ft. Total 2,150 sq. ft.
UNIT 2	OFFICE / RETAIL / MEDICAL	GROUND & MEZZANINE	Ground 900 sq.ft. Mezzanine 600 sq.ft. Total 1,500 sq.ft.
UNIT 3	OFFICE / RETAIL / MEDICAL / GYM	GROUND	820 sq.ft.
UNIT 4	CONVENIENCE STORE	GROUND	4,200 sq.ft.
UNIT 4A	GYM	GROUND & MEZZANINE	Ground 200 sq. ft. Mezzanine 6,800 sq. ft. Total 7,000 sq. ft.
UNIT 6	OFFICE / RETAIL / MEDICAL	GROUND & MEZZANINE	Ground 1,250 sq.ft. Mezzanine 1,650 sq.ft. Total 2,900 sq.ft.
NURSERY		GROUND & FIRST	Ground 550 sq. ft. First 4,200 sq. ft. Total 4,750 sq. ft.
HEALTH CENTRE		GROUND	3,200 sq.ft.
TOTAL AREA			26,520 sq. ft.

SPECIFICATIONS

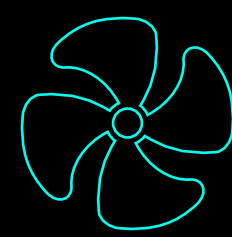
FIT OUT IS **SUPER FLEXIBLE** WITH **MULTIPLE OPTIONS FOR CUSTOMISATION**, TO SUIT THE INDIVIDUAL NEEDS OF THE TENANT AND OPERATOR.

FIT-OUT ALSO INCLUDES:

- Ability to link units
- DDA Lift access
- Landscaped courtyard
- On-site concierge



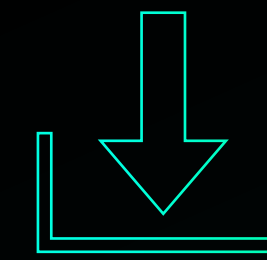
Gas supply 63mm diameter where available



Average ventilation capacity 1.6L/S/m³



Electricity supply 13-91 KVA



Floor load 4KN/m² Permanent



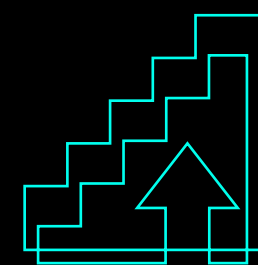
Dedicated high speed line



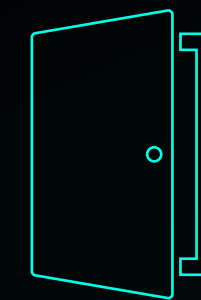
LED lighting



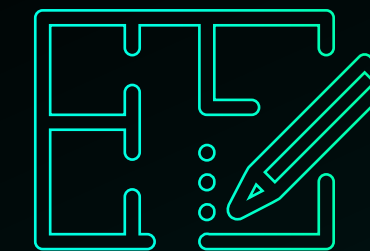
Internal height minimum 3m maximum 6m



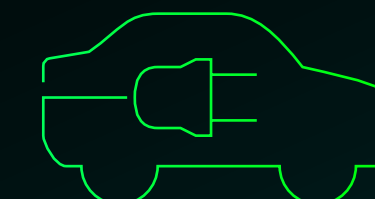
BLOCK A dedicated individual entrances



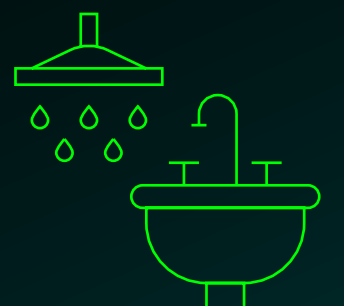
Double height entrances



Flexible Floorplan offering



Electric car charging



Private WC, shower and kitchen

LETS TALK

NWX WORKS

DEVELOPER

STADIUM
CAPITAL

OAKFIELD

Oakfield and Stadium Capital have in partnership created 400 affordable and 200 private homes, and over 50,000 sq. ft. of commercial space, in advance of HS2, which will help to alleviate London's housing crisis.

Stadium Capital Holdings invests in urban communities and has been at the heart some of London's major regeneration schemes. We invest to achieve long term growth using our own capital, but also have access to UK and overseas capital with joint venture partners.

CONTACT

Contact our dedicated NWX line below or our letting agents Anthony Green and Spencer.

020 3837 7500



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