

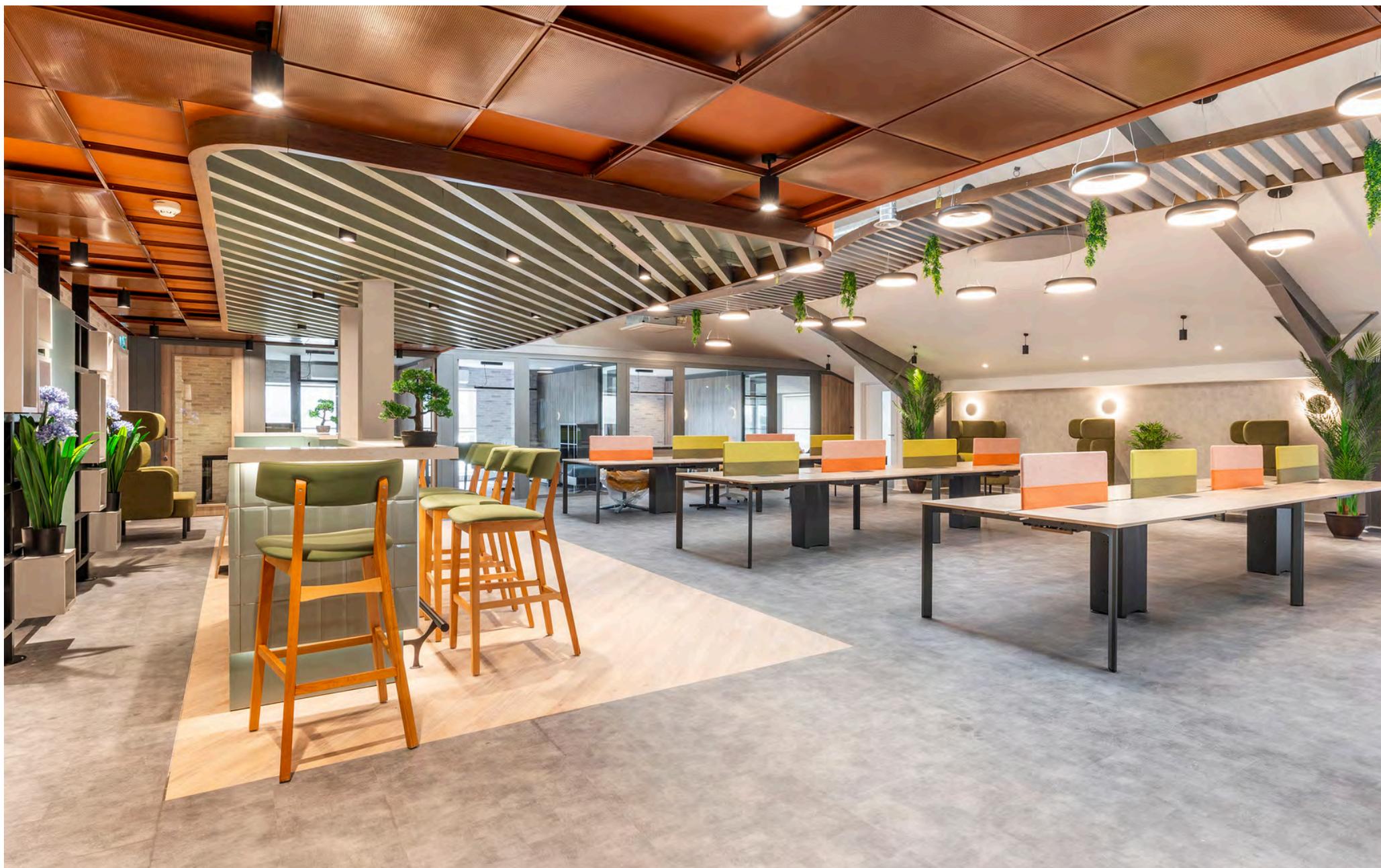
M i L L E N N i U M

B U S S I N E S S P A R K

3 H U M B E R R O A D , L O N D O N N W 2

R i B

ROBERT IRVING BURNS



TO LET

**SERVICED OFFICE OPPORTUNITY
IN PROXIMITY TO CRICKLEWOOD & BRENT
CROSS STATIONS**

OFFICE SPACE TOTTALLING 18,000 SQ.FT.

INCLUDING:

44 X FLEX DESKS

18 X OFFICES

12X FIXED DESKS AVAILABLE

5 X MEETING ROOMS

(AVAILABLE FOR BOOKING)

MILLENNIUM BUSINESS PARK

RIB

DESCRIPTION

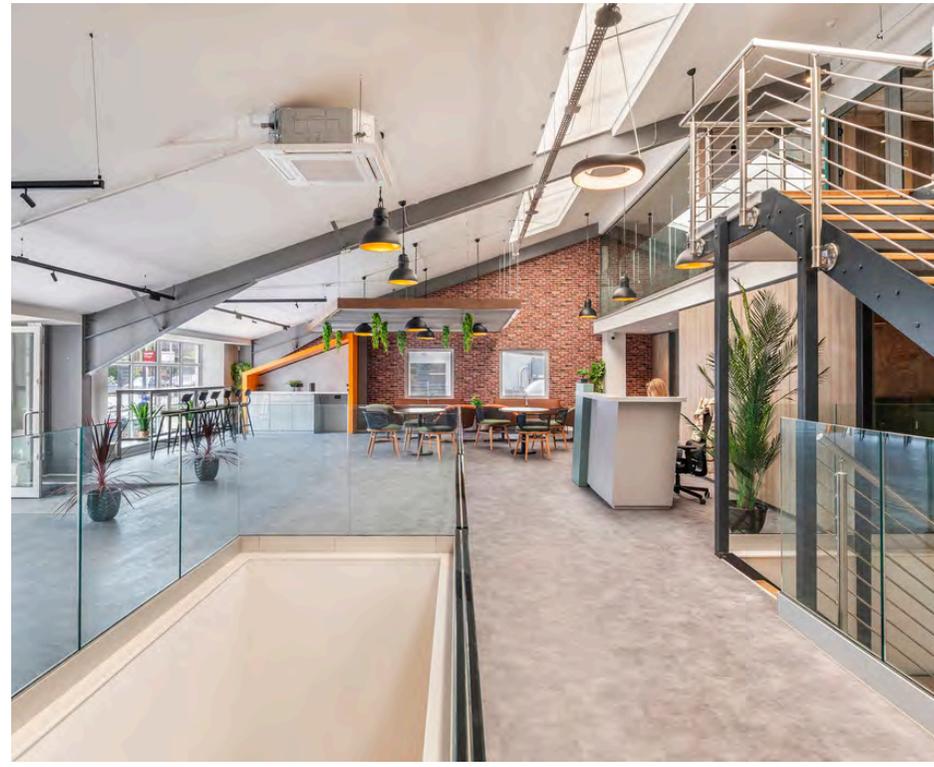
The premises have recently been fully refurbished, offering a range of workspace options including private offices, dedicated desks, and shared co-working areas, all supported by modern amenities.

This newly renovated space provides flexible monthly contracts tailored to different work styles, from serviced offices and private retreats to dynamic co-working spaces. The ground floor and mezzanine are bright and energizing, filled with natural light.

The ground floor features up to 200 co-working stations, 17 offices, 8 meeting rooms, and a coffee bar. It is a hub of creativity and collaboration. The mezzanine hosts 9 offices, each accommodating up to six workstations, and includes an entertainment area to foster community. Sophisticated meeting rooms combine elegance with functionality for presentations or meetings.



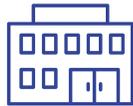
**COLLABORATIVE
SPACE**



AMENITIES



53 Parking Spaces



New External Building Rendering



New Reception Area



Self-contained



New LED Lighting



New Electrics (Spec. TBC)



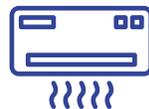
Fully Raised Flooring



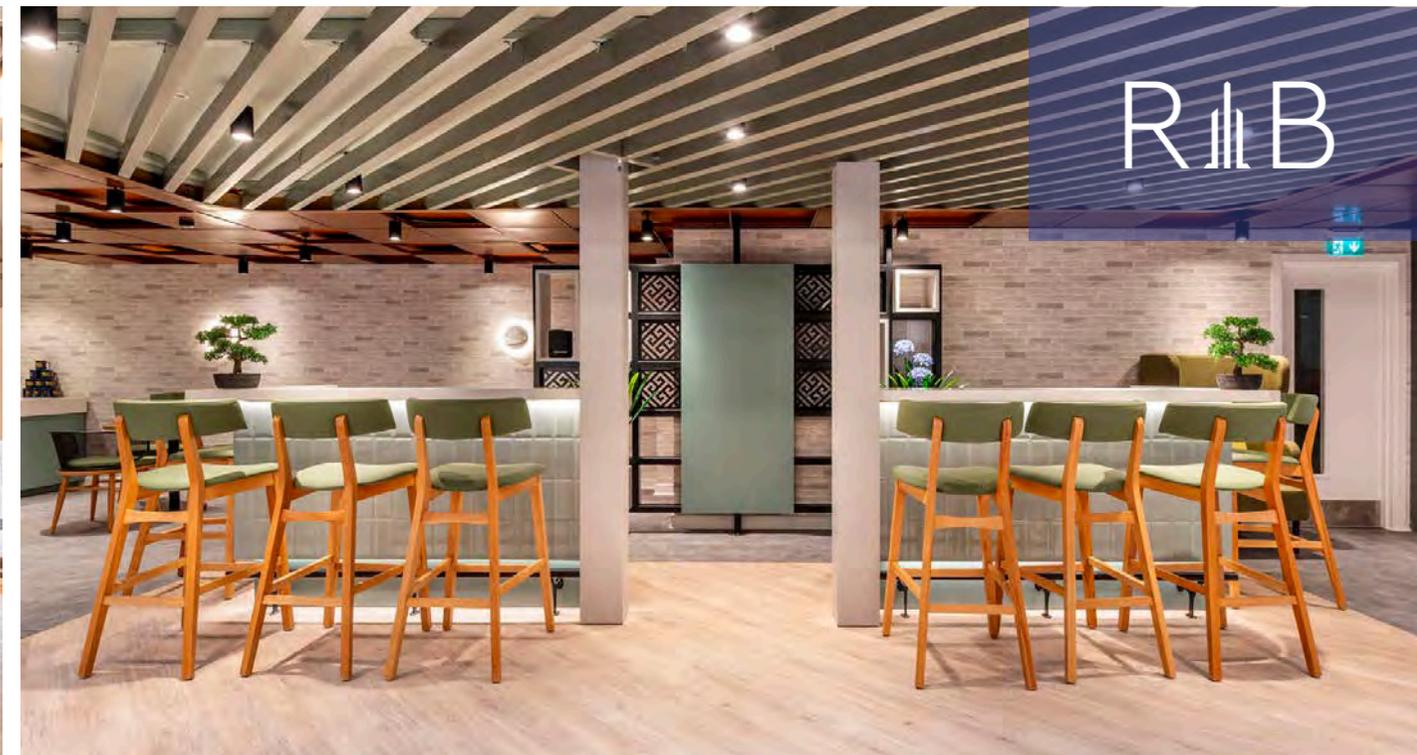
Part Suspended Ceiling



New WCs



Air Conditioning



WELL EQUIPPED



RIB



18 X OFFICES

Offices range from
£960- £2,400 Per Month (incl. VAT)

5 X MEETING ROOMS

Available for booking

12 X FIXED DESKS

£300 Per Desk Per Month (incl. VAT)

44 X FLEX DESKS

£180 Per Desk Per Month (incl. VAT)

*Please note all figures are All-inclusive rents.



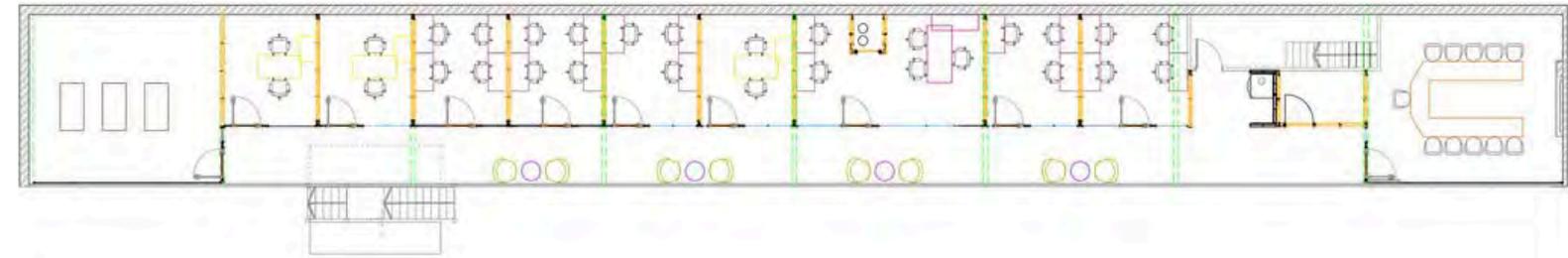
FLOOR PLANS

RIB

UPPER GROUND FLOOR



MEZZANINE

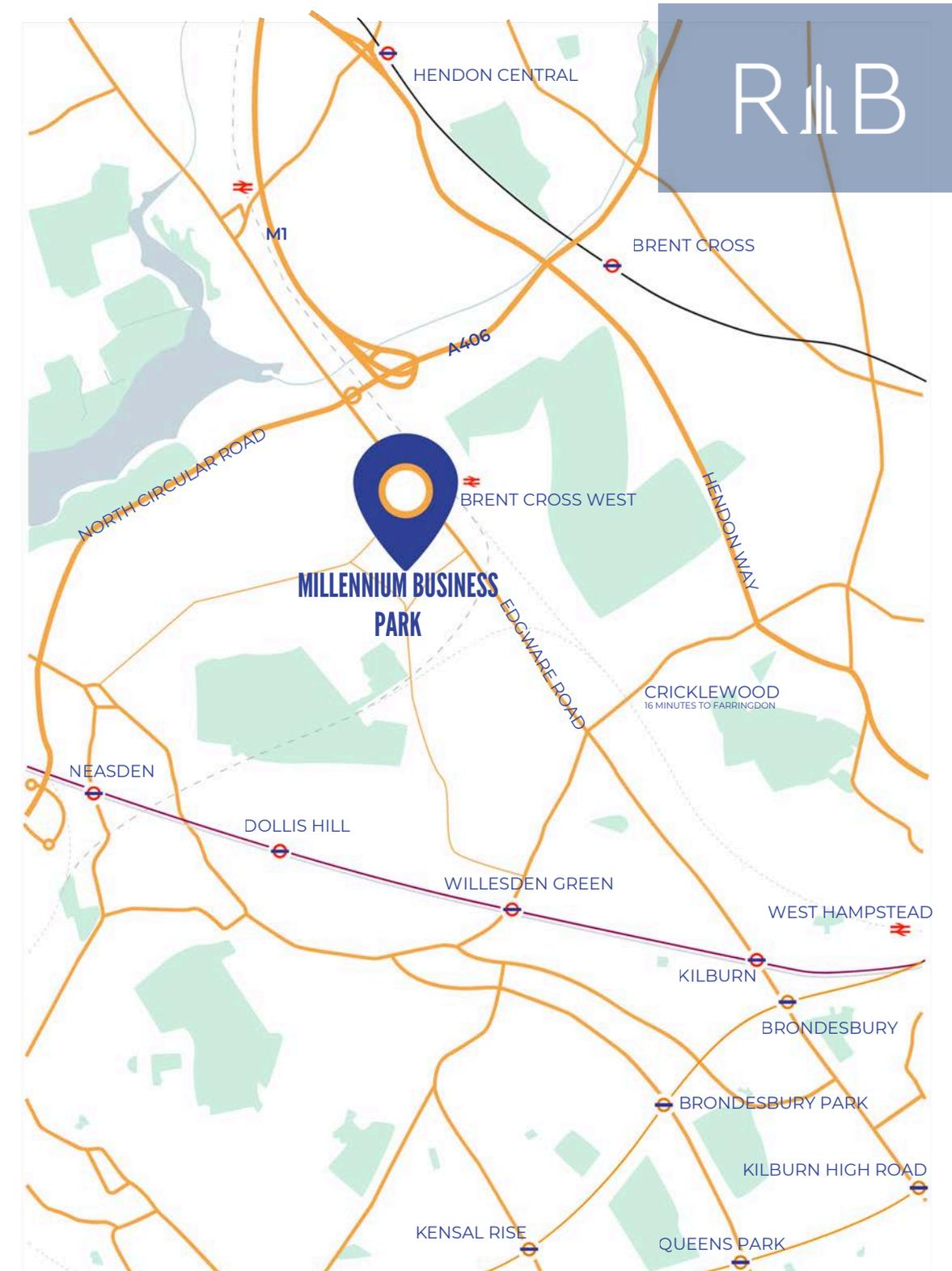


WELL CONNECTED

Located at Staples Corner, this site benefits from on-site parking and is just minutes from the M1 and North Circular Road. Cricklewood Station (1.3 miles) and Brent Cross Underground (1.9 miles) offer good transport links.

Its convenient location, just a 37-minute drive from London Heathrow Airport, is ideal for companies with international connections.

The area also features various eateries, including the popular Wing Tai, within walking distance. Close to the M1 and A406, this center is perfect for businesses needing a well-connected London base.



LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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