

OXGATE LANE | LONDON | NW2 7JA

UNITS 2 & 3



OXGATE CENTRE

NEWLY
REFURBISHED



TO LET - INDUSTRIAL WAREHOUSE UNIT 16,372 SQ FT (1,521 SQ M)

The property comprises a single storey warehouse of steel portal frame construction with clad elevations. It has recently been comprehensively refurbished with internal re-configuration and installation of new cladding.

UNITS 2 & 3 OXGATE CENTRE



**NEWLY
REFURBISHED**



**FIRST FLOOR OFFICES
WITH NEW WC'S &
KITCHEN AREAS**



**ALLOCATED
CAR PARKING**



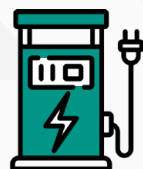
**EAVES HEIGHT
6M RISING TO 7.4M
AT THE RIDGE**



**NEW COMPOSITE PANEL
ROOF INCLUDING
NEW ROOFLIGHTS**



**PHOTOVOLTAIC
PANELS**



**EV
CHARGING
POINTS**



**HVAC TO FIRST
FLOOR OFFICES**



**NEW HIGH BAY
LED LIGHTING
TO WAREHOUSE**



**TWO NEW ELECTRICALLY
OPERATED LEVEL ACCESS
LOADING DOORS**



GROUND FLOOR	14,434 SQ FT	1,341 SQ M
FIRST FLOOR OFFICE	1,938 SQ FT	180 SQ M
TOTAL	16,372 SQ FT	1,521 SQ M

These floor areas are approximate and have been calculated on an Gross External Area (GEA) basis.



LOCATION



The property occupies a prominent and convenient location in a modern estate accessed from OXGATE Lane and having direct access on to the Edgware Road slip-road at Staples Corner. Accordingly, there is good access to the M1 Motorway, A406 North Circular Road and A5 Edgware Road.

The property is located nearby a number of established trade occupiers including;



	Brent Cross West	0.4 miles	7 minute walk
	Brent Cross	1.4 miles	7 mins
	A406 North Circular	0.3 miles	2 mins
	M1 (J1)	0.5 miles	3 mins
	M25 (J21a)	14 miles	15 mins
	Central London	7 miles	40 mins
	Luton Airport	26 miles	30 mins
	Heathrow Airport	15 miles	40 mins





EPC

B-32.

Tenure

The accommodation is available on a new lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs.

Rates

We advise interested parties should make their own enquiries via the London Borough of Brent (020 8937 1234).



CONTACT

For further information, please contact the sole agents:

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