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Wingate House
Oxgate Lane
Staples Corner

Wingate House Oxgate Lane Staples Corner London NW2 7JN

Wingate house, Oxgate Ln, London NW2 7JN, UK

TO LET
£55,000 pax





Property ID: None

Garage Area

 5  2100 -3229 sqft

Description

Wingate House Oxgate Lane Staples Corner London NW2 7JN

Ground Floor Offices/Showroom – Lease Assignment

2,100sqft – 3,229 sqft – May Split

Location : The property is situated on Oxgate Lane close to junction with Edgware Road (A5) with easy road access to M1 and North Circular Road (A406). Nearest Stations are Cricklewood (Thameslink) and Brent Cross (Northern Line).

Description: A modern and refurbished versatile ground floor office/showroom approx. ranging in area from 2,100 sqft to- 3,229 sqft, offering possibility of additional space on first floor also

Currently arranged as large open space with private office to side, access to kitchen and WC's. Ideal as large Office/ Showroom/ Trade Counter use.

The property benefits from high ceilings, air conditioning, tiled floor, alarm, CCTV, 24 hr access, kitchen, disabled WC as well as parking spaces to front.

The property is available by way of an assignment of existing lease being 10 years from February 2018 approx 8 years remain, with a five year rent review pattern.

Service Charge: A service charge is applicable, at £4.50psf cost to include water, building insurance, cleaning communal areas and communal lighting.

Rent : £ 55,000 – £70,000 Pax

Business Rates: TBC

EPC: D rating(90)

Legal Costs: Each party to be responsible for their own legal costs.

Features

- ✓ Offices
- ✓ Parking
- ✓ Showroom
- ✓ Trade Counter

Property on Map

