

Subject to
refurbishment



UNIT 2

STAPLES CORNER BUSINESS PARK

24,886 sq ft trade / industrial / warehouse unit to let

North Circular Road, London, NW2 6LU | uk.goodman.com





Streamline the last mile



As one of the most prominent trade park locations in North London, Staples Corner Business Park offers highly accessible industrial and warehouse space fronting the A406 (North Circular) and A5 (Edgware Road).











Join customers including Big Yellow, Howdens, Screwfix, Travis Perkins, Safestore and JLR, and be part of this established estate.

Key benefits:

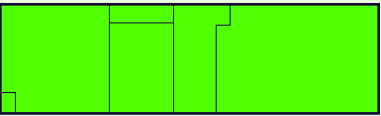
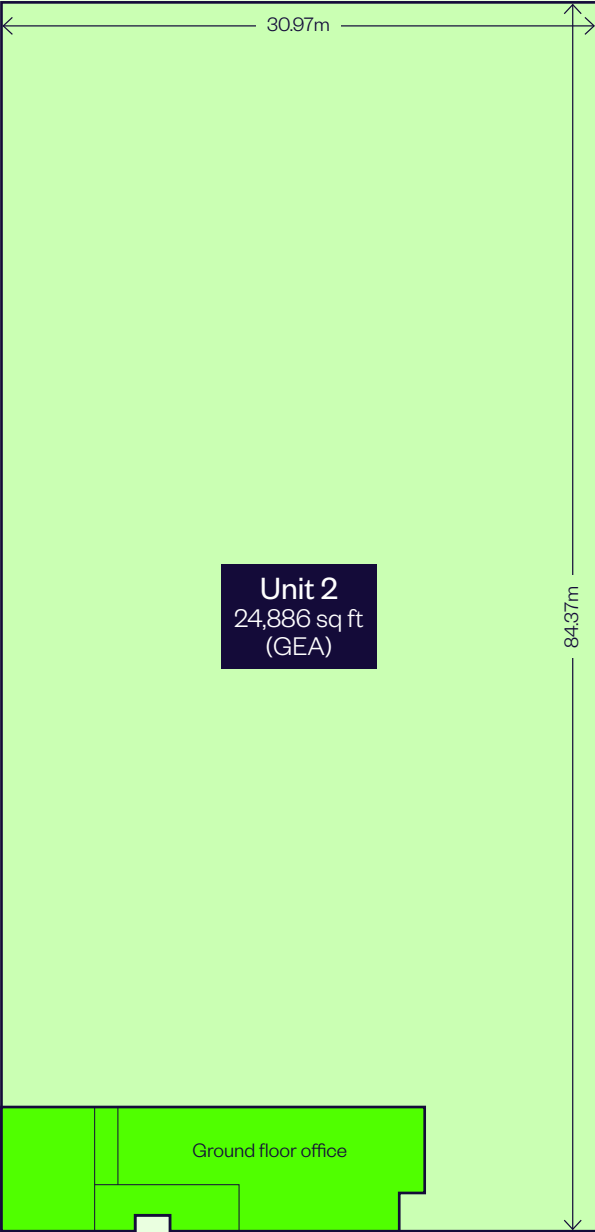
-  High profile location
-  Fast access to Central London
-  Excellent connectivity
-  Established trading estate

24,886 SQ FT

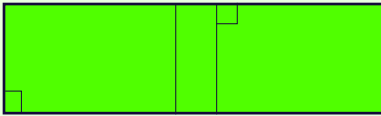
The mid-terrace industrial unit is of steel portal frame construction and offers 24,886 sq ft of warehouse space subject to the following refurbished specification:

-  7.7m clear internal height (9.5m to ridge)
-  Three-storey offices
-  LED lighting upgrades throughout office and warehouse
-  One large electric level access loading door – 7.5m (w) x 5.9m (h)
-  10 car parking spaces
-  3 phase (200A) electrical distribution
-  Pod Point twin EV charging station (7KW) providing two charging points
-  Double glazed polyester powder coated windows and entrance doorset
-  New glass reinforced plastic (GRP) double skin roof lights
-  EPC B (46)

Unit 2 (GEA)	sq ft	sq m
Warehouse and ground floor office	21,782	2,023.6
First floor office	1,552	144.2
Second floor office	1,552	144.2
TOTAL	24,886	2,312



First floor office



Second floor office

■ Warehouse
■ Office

ESTATE PLAN



Unrivalled access



TOTAL POPULATION

270,923

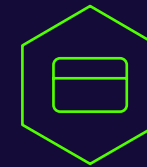
10 min drivetime

3.2M

30 min drivetime

11.3M

60 min drivetime



TOTAL PURCHASING POWER

£8.0BN

10 min drivetime

£113.2BN

30 min drivetime

£359.4BN

60 min drivetime

Source: Esri and Michael Bauer Research 2025

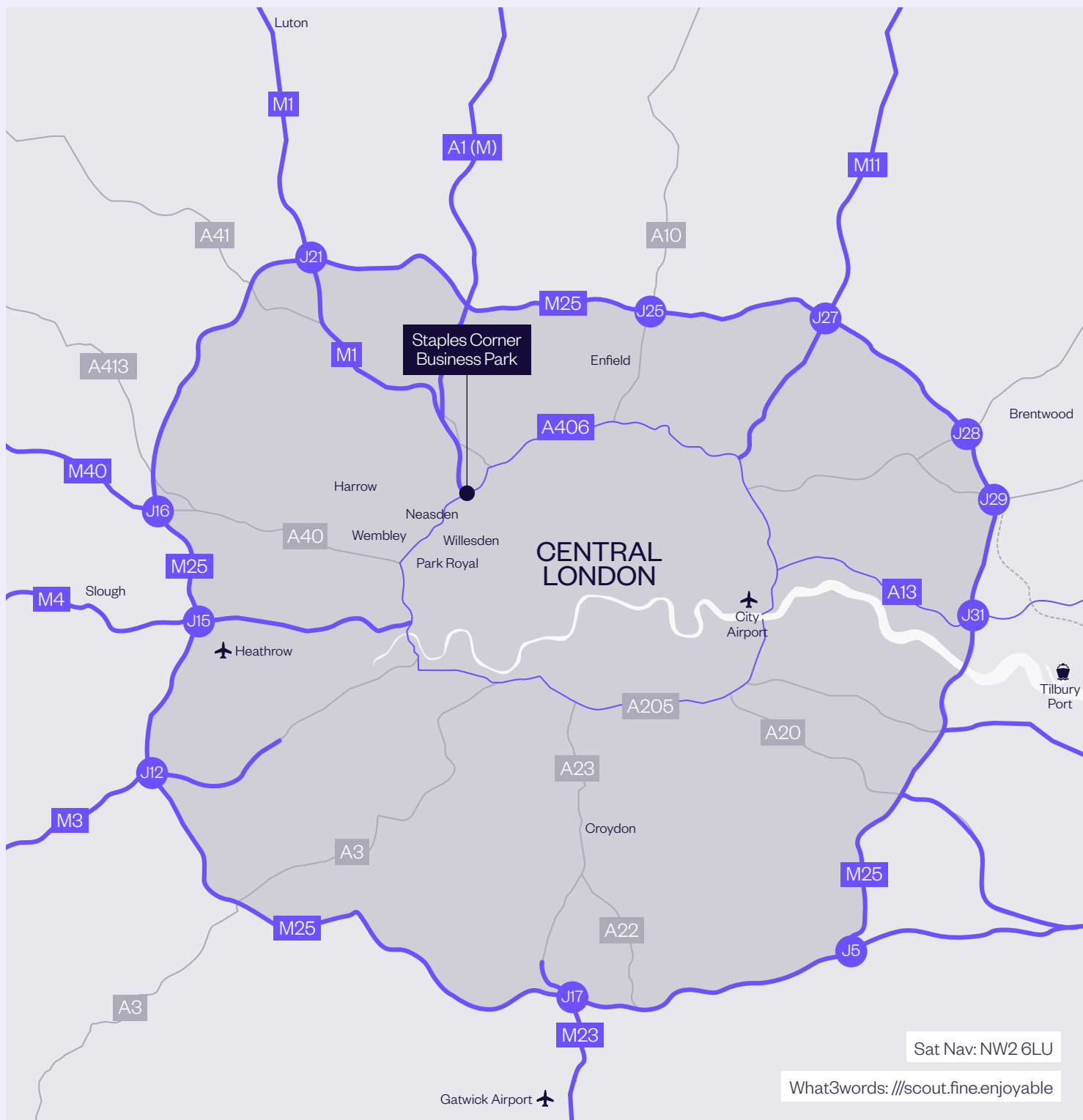
-  10 minute HGV drivetime
-  30 minute HGV drivetime
-  60 minute HGV drivetime

LOCATION

Only six miles north of Central London, Staples Corner has developed into one of the area's most important commercial, trade and retail locations. Fronting the A406 (North Circular) and with excellent proximity to the M1 (Junction 1), the estate provides exceptional transport links and the ability to serve London on a last-mile basis.

By rail, Brent Cross West and Cricklewood railway station provide access to the Brighton to Bedford Thameslink Line via London King's Cross (in 12 minutes), while Brent Cross station provides access to London Underground services via the Northern Line.

The local area is set to benefit from the Brent Cross Cricklewood regeneration. The development will bring 6,700 new homes, commercial and retail spaces, and arts and culture facilities.



Sat Nav: NW2 6LU

What3words: ///scout.fine.enjoyable

ACCESSIBILITY



ROAD

M1 (J1)	0.3 miles
Park Royal	4 miles
Wembley	5 miles
Central London	6 miles
M25 (J16)	6 miles
M4 (J1)	7 miles
M40 (J1A)	14 miles
M11 (J6)	26 miles

RAIL

Brent Cross West station	0.3 miles
Brent Cross underground station	1 mile
Cricklewood station	2 miles

AIRPORTS

London Heathrow	18 miles
London Luton	26 miles
London Stansted	39 miles

Source: Google Maps

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West End ↘

↘ Cricklewood station

CONTACT US



ENQUIRE NOW

Paul Barber
Director, Property & Asset Management
paul.barber@goodman.com
07795 331988



James Miller
james.miller@jll.com
07702 975222

Katy Kenealy
katy.kenealy@jll.com
07892 704393



Alex Kington
alex.kington@logixproperty.com
07717 704538

Callum Moloney
callum.moloney@logixproperty.com
07815 692996

0203 426 0800 | uk.goodman.com

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