

The image shows the interior of a two-story industrial building. The ground floor is a large, open space with a concrete floor. A mezzanine level is visible, supported by several vertical steel columns. A staircase with a metal railing leads up to the mezzanine. The ceiling is a grid of acoustic tiles. The overall lighting is somewhat dim, and the image has a dark green overlay.

OXGATE LANE

STAPLES CORNER, NW2 7JA

FOREST
REAL ESTATE

TO LET

2,045 TO 2,207 SQ FT

Range of Industrial Units to Let in Staples Corner.

Key Features

- 24/7 Access
- Onsite Parking
- Ceiling Heights of 4.7m
- CCTV
- High Speed Wi-Fi
- Choice of 3 Units
- Independent Loading Doors
- Flexible Lease Terms Available
- Three Units Can Be Combined To Create 6,135 ft²

1 Oxgate House, Oxgate Lane
Staples Corner, NW2 7JA





Description

Situated just off the Edgware road and a stone's throw from Brent Cross. Initially opening in July 2020, Oxgate House is an old cigarette factory which was converted in three phases. There are four studios available, located at ground floor level. Three studios can be combined to create 6,135 f2.

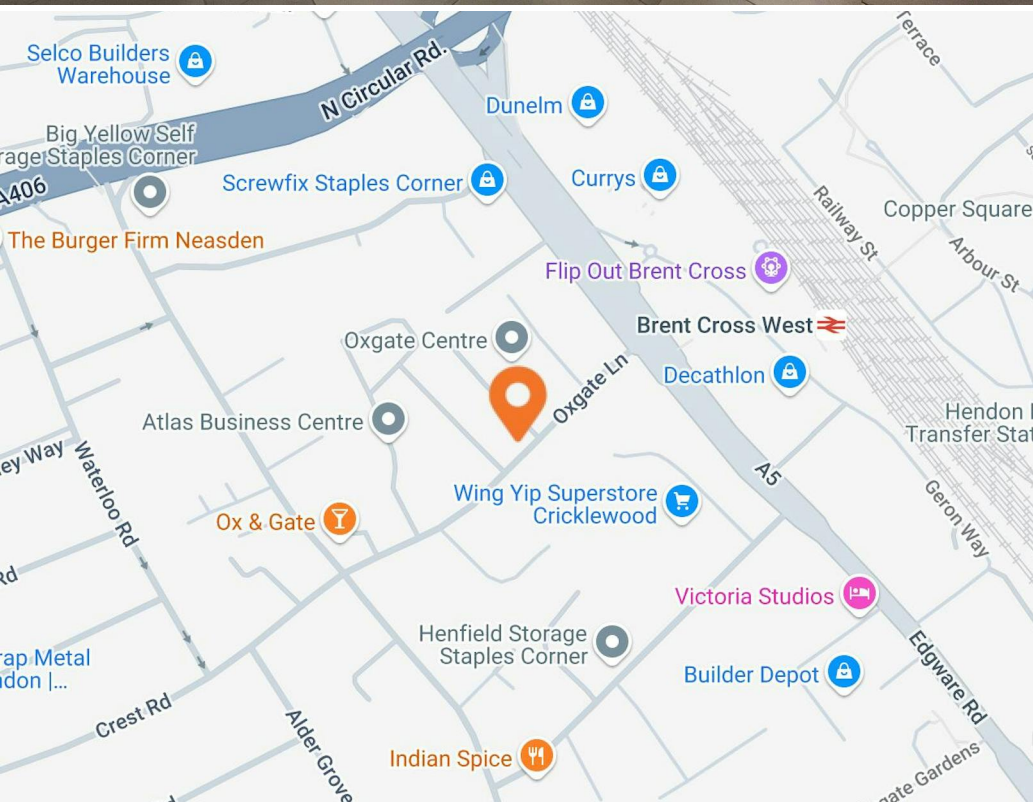
Benefits to each unit include; mezzanine floors, loading doors (height 4m), concrete flooring and access to shared WCs.

There are also spacious corridors and communal areas and onsite parking. The studios have a diverse and varied community, from small ecommerce businesses and production kitchens to fine artists, independent designers and content creators.

Location

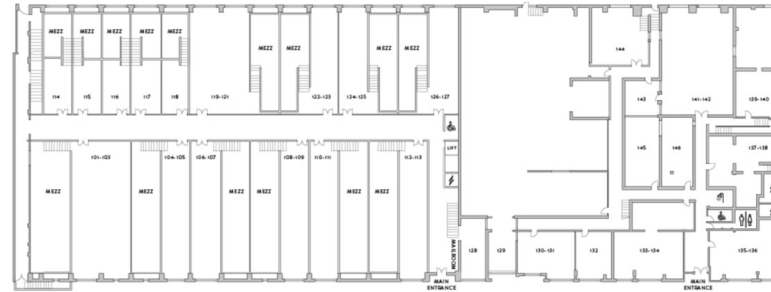
This property is located on Oxgate Lane in Staples Corner. Close to Edgware Road (A5) leading to Junction 1 of the M1 motorway and North Circular Road (A406).

Within close proximity to Brent Cross (Northern Line) underground station and Hendon (Overground) station.

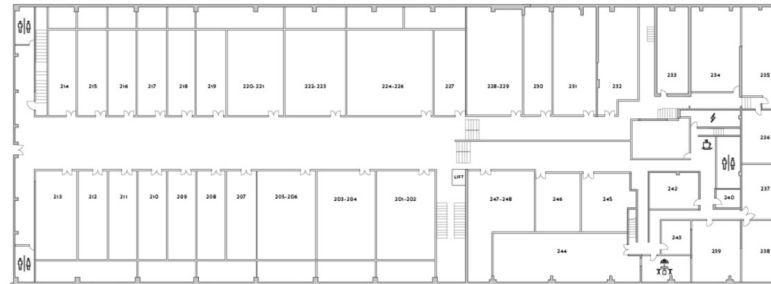


Floor Plans

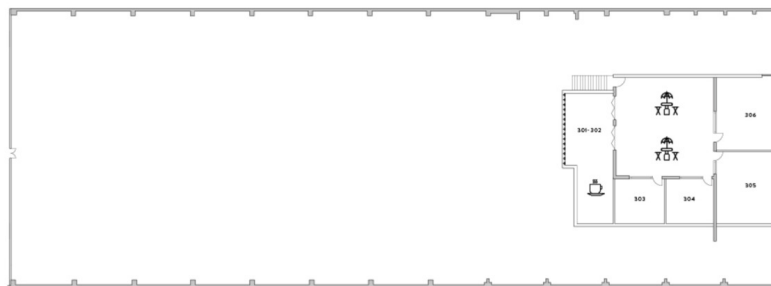
Ground Floor - Phase 2



First Floor - Phase 2



Second Floor - Phase 2



ARTISTIC SPACES LTD - studio@artistic-

Availability

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Unit - 104-105	2,045	£32,000 /annum	Available
Unit - 106-107	2,045	£32,000 /annum	Available
Unit - 108-109	2,045	£32,000 /annum	Available
Unit - 119-121	2,207	£34,500 /annum	Available
Total	8,342		
Lease	New Lease		
Rent	£32,000 - £34,500 per annum		
Rates	£9,231.50 - £9,605.75 per annum		
Service Charge	To be confirmed.		
VAT	Applicable		
EPC	C (57)		

Contact

Cormac Sears

020 3355 1555 | 07788 235 185
cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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Staples Corner, NW2 7JA

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