

K C L

MMXX  
EST

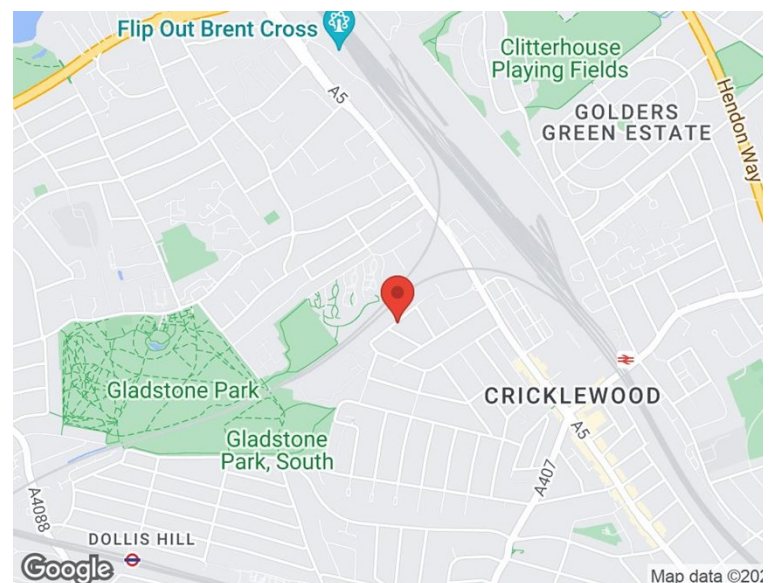
## 16 Wotton Road, London, NW2 6PX

A FORMER WWII AIRCRAFT FACTORY CONVERTED INTO A MIXED-USE BUILDING WITH OFFICES AND A LIVE WORK STUDIO

### FOR SALE

Area: 6,978.00 FT<sup>2</sup> (648.28M<sup>2</sup>) | Guide Price: Asking Price £2,500,000 subject to contract |

- Private gated drive
- Polished concrete and resin floors
- Exposed brick work and RSJ's
- Aluminium, Argon filled Crittall windows
- Kitchen and wood burning stove
- x5 W/C's and shower room
- En-suite shower to the studio
- Secure parking for x2 vehicles





## 16 Wotton Road, London, NW2 6PX

### LOCATION:

Wotton Road is situated west of the Edgware Road (A5) and arrived at via Temple Road and Langton Road. The premises are positioned south off Wotton Road, a quiet residential street positioned approximately 450 meters from Gladstone Park, which benefits from tennis courts, a cafe and a walled garden. East of the site are residential streets and an industrial park comprising Wicks and Matalan Superstores, with further stores and cafes at nearby Staples Corner and on the Edgware Road and Cricklewood High Street.

Public transport links are accessed via Cricklewood Overland Station (Thameslink approx. 0.7 miles) to the East; Willesden Green Tube Station (Jubilee line approx. 1.1 miles) to the South (7 stops from Bond Street) and Dollis Hill Tube Station (approx. 1.1 miles to the South / West. Buses are available within approx. 400 meters from the site on the Edgware Road (A5).

**LOCAL AUTHORITY:** Brent

### DESCRIPTION:

An extensive ground floor, open plan office / live work space and split level studio / office (GIA approx. 5,889 sq ft / 547 sq m) formed from a former WWII aircraft factory, Wotton Works. The premises retains an industrial design aesthetic and is accessed via a private 30 meter gated road, which leads to a covered atrium (approx. 1,089 sq ft), with a 2 storey roller shutter door, offering parking for 2 vehicles. The atrium leads to the open plan live work office area, punctuated by columns and further supported by concrete and steel fire proof treated RSJ's. The exposed brick work is painted white, with double glazed Crittall windows and the floors are of polished concrete and resin. The office area is also fitted with a kitchen, wood burning stove and served by male and female W/C's and a unisex shower room. To the front and rear of the unit are fire exits, both accessing a rear courtyard area.

The adjoining split level office comprises an open plan studio area with 3 roller shutter doors direct onto the covered atrium and to the rear of the studio space is a W/C. The studio has polished raw plaster walls, with exposed supporting RSJ's and a polished concrete and resin floor. An open staircase to the rear of the ground floor rises to further studio space on the 1st floor, fitted with a kitchen and en-suite shower room. The walls are painted white, with engineered oak floors and Crittall windows.

The live work / office and studio areas are fitted with smoke detectors and a mains linked fire alarm system, together with emergency lighting, an intruder alarm and intercom entry system.

The remainder of the 1st floor comprises a self-contained split-level penthouse (5,711 sq ft / 530 sq m), with roof terraces and parking for x2 vehicles (not included in the sale).

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor Office	4,191.00	389.36
Split Level Studio	1,698.00	157.75
Covered Courtyard	1,089.00	101.17
<b>TOTAL</b>	<b>6,978.00FT<sup>2</sup></b>	<b>648.28M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### SALE TERMS:

**PRICE:** £2,500,000.00

**RATES:** TBC

**SERVICE CHARGE:** TBC

**POSSESSION:** Full vacant possession immediately on completion of legal formalities

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** The building is not subject to VAT

**EPC:** Available upon request.

### CONTACT:

**Justin Knight MRICS**  
**Knight Commercial London**  
 07772874444  
 justin@knightcommerciallondon.co.uk

**Knight Commercial London**

SMART



MOVES



SMART



MOVES

## Wotton Works, 16 Wotton Road, London NW2 6PX

