



## NOW AT NEW RENT SUBSTANTIALLY REDEVELOPED WAREHOUSE BUILDING

### **OAKLANDS WORKS**

23 Oaklands Road, Cricklewood, NW2 6DL

Office

## **TO LET / FOR SALE**

**7,519 sq ft**

(698.54 sq m)

- May suit a wide range of uses including office, medical, leisure, fitness and showroom
- Two large courtyard's
- Walking distance to Cricklewood Thameslink Station
- Located in the heart of Cricklewood just off the Broadway close to the shops, cafes and restaurants
- Refurbished 12 months ago in a £500,000 fit out by a cutting edge co-working Centre
- Furniture package available

# Oaklands Works, 23 Oaklands Road, Cricklewood, NW2 6DL

## Summary

<b>Available Size</b>	7,519 sq ft
<b>Rent</b>	£24.50 per sq ft
<b>Price</b>	£2,850,000.00
<b>Business Rates</b>	Interested parties are advised to check with the London Borough of Brent.
<b>EPC Rating</b>	C

## Description

### NEW RENT ALERT!

Stadium House, Oaklands Works is a stunning warehouse premises that has recently been rebuilt to a high standard. The building is accessed via a private courtyard off Oaklands Road and arranged over ground and mezzanine floors with a collection of dedicated partitioned rooms around the perimeter and a number of flexible open plan areas.

Following the rebuild the property was refurbished 12 months ago in a £500,000 project by a cutting edge co-working hub and has a wide range of benefits including brand new male and female W/C's, shower room, bespoke kitchen / break out area, bright reception, collection of private rooms / meeting rooms, excellent natural light, high ceilings as well as a new air conditioning system for hot and cold air. To the rear of the property is an additional large private landscaped courtyard which is currently used as breakout / working area.

## Location

Cricklewood is one of the fastest up-and-coming neighborhoods in London. Packed full of independent shops, cafes and eateries, the area has a real community feel and is quickly attracting both families and young professionals as well as a range of businesses. The location has good transport links and benefits from being a short walk to Cricklewood Thameslink and a number of bus services on Cricklewood Broadway.

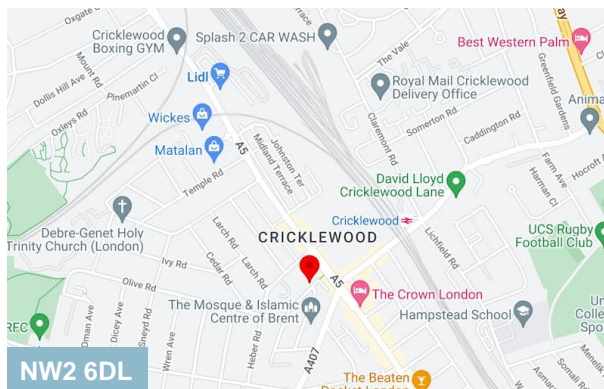
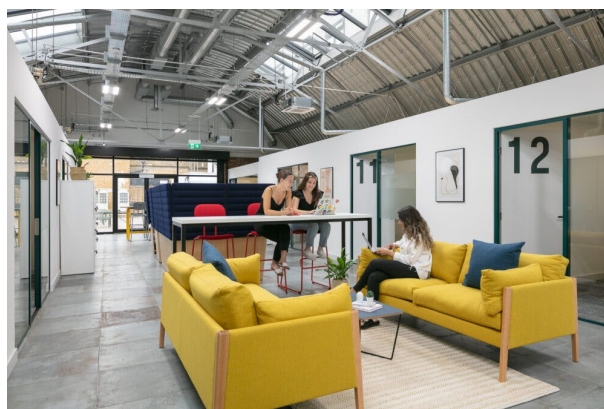
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,107	567.36	Available
Mezzanine	1,412	131.18	Available
<b>Total</b>	<b>7,519</b>	<b>698.54</b>	

## Viewings

Via arrangement with Dutch & Dutch or via the joint agents Burlington Green & Partners and Belcor.



## Viewing & Further Information



**Peter Wilson**

0207 4439862 | 07896678182

peter@dutchanddutch.com

**Adam Vellerman (Burlington Green Partners)**

07879477710

**Joe Meisel (Belcor)**

07872 350 838

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