



Ground floor office / showroom / trade counter approx 2,100 ft².

WINGATE HOUSE

Oxgate Lane, NW2 7JN

Office

TO LET

2,100 sq ft

(195.10 sq m)

- Modern office/showroom
- Air conditioning
- Flexible lease terms up to 2 years
- 2 allocated parking spaces
- Ready for immediate occupation
- Prominent location on Oxgate Lane
- Excellent road links with the A406, A40 and M1 minutes away
- Located in the heart of Staples Corner

Wingate House, Oxgate Lane, London, NW2 7JN

Summary

Available Size	2,100 sq ft
Rent	£42,000.00 per annum
Business Rates	Upon Enquiry
Service Charge	To be confirmed.
EPC Rating	D

Description

A ground floor office /showroom /trade counter approx 2,100 ft2.

The property was previously trading as an office/showroom but would suit a variety of other uses/purposes (stpp). The property is in very good condition and benefits from having 2 parking spaces, air conditioning, alarm, reception, CCTV, shared kitchen and 24 hour access.

The property is available for immediate occupation.

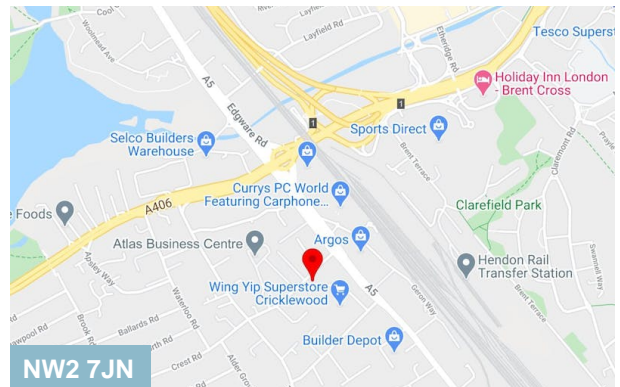
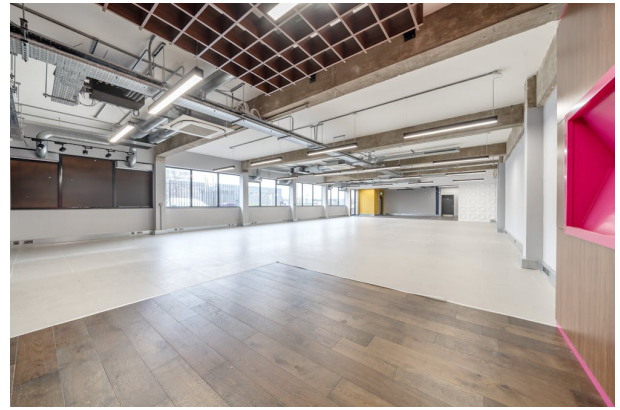
Location

Situated on Oxgate Lane close to Edgware Road (A5) leading to M1 and North Circular Road (A406).

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,100	195.10	Available
Total	2,100	195.10	



Viewing & Further Information



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