



**Unit 1A, Atlas Business Centre**  
Oxgate Lane, Staples Corner, NW2 7HJ

**Industrial / Warehouse Unit**

**2,256 sq ft**

(209.59 sq m)

- Minimum eaves height: 3.65m rising to 6.35m at the roof apex
- Roller shutter
- 3 Phase power
- Loading bay
- Excellent natural lighting
- Ancillary office accommodation
- Estate parking
- Securely gated estate with CCTV
- Waste management

# Unit 1A, Atlas Business Centre, Oxgate Lane, Staples Corner, NW2 7HJ

## Summary

<b>Available Size</b>	2,256 sq ft
<b>Rent</b>	£45,120.00 per annum Inclusive of Service Charge.
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure
<b>Service Charge</b>	Included in the annual rent figure.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Situated just off the A5, only half a mile from junction 1 of the M1 motorway and provides easy access to the A40 and the A41 leading into central London. Hendon Railway station, Brent Cross underground station (northern Line), and Cricklewood Railway station, are all only a mile away.

## Description

A clear open plan industrial / warehouse unit on a securely gated estate. Access is gained via a roller shutter door serviced by a dedicated loading bay, with ancillary office accommodation located to the rear of the unit. The unit further benefits from 3 phase power, a max height of 6.35m and excellent natural lighting. Car parking available on the estate.

## Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

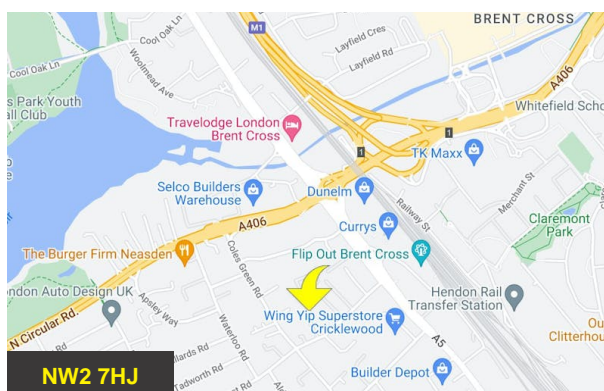
## Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	2,256	209.59
<b>Total</b>	<b>2,256</b>	<b>209.59</b>

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



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