





UNIT 10

STAPLES CORNER BUSINESS PARK

5,478 sq ft trade / industrial / warehouse unit to let

North Circular Road, London, NW2 6LU | **uk.goodman.com**

Streamline the last mile



As one of the most prominent trade park locations in North London, Staples Corner Business Park offers highly accessible industrial and warehouse space fronting the A406 (North Circular) and A5 (Edgware Road).

Join customers including Big Yellow, Howdens, Screwfix, Travis Perkins, Safestore and JLR, and be part of this established estate.

Key benefits:

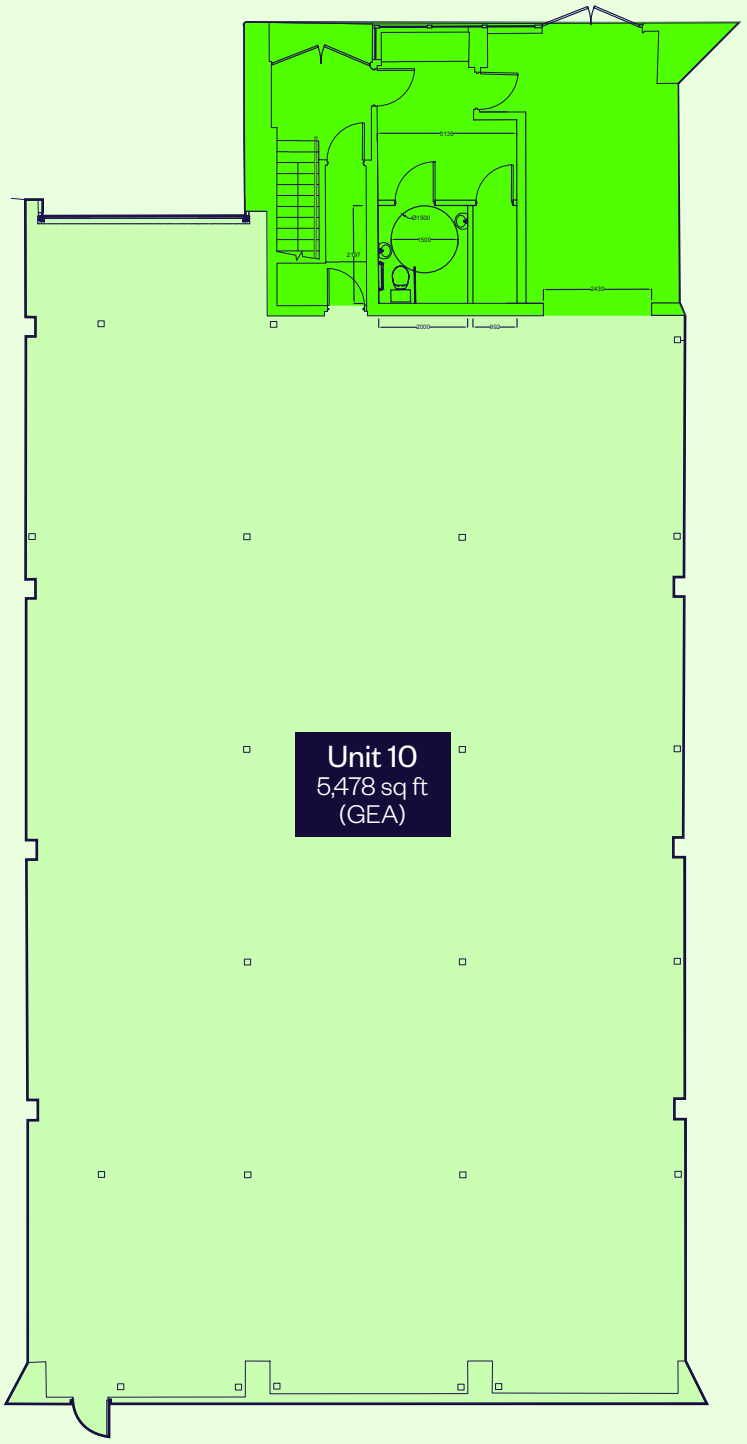
- High profile location
- Fast access to Central London
- Excellent connectivity
- Established trading estate

5,478 SQ FT

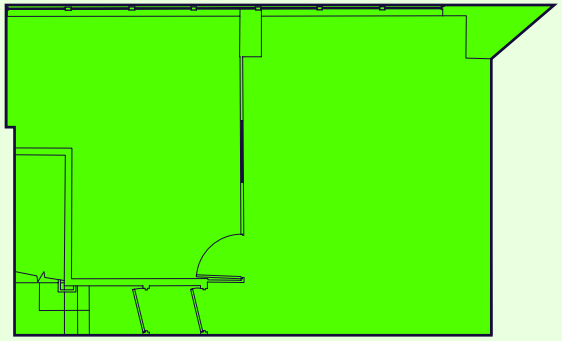
The mid-terrace industrial unit is of steel portal frame construction and offers 5,478 sq ft of refurbished warehouse space.

- 6m clear internal height, rising to 7m at apex
- 13m wide x 14.5m deep yard
- One large electric level access loading door – 7.5m (w) x 5.9m (h)
- Two-storey offices
- 4 car parking spaces
- Double glazed polyester powder coated windows and entrance doorset
- Two sets of double doors – ideal for trade counter use
- EPC B (45)

Unit 10 (GEA)	sq ft	sq m
Warehouse and ground floor office	4,773	443.4
First floor office	705	65.5
TOTAL	5,478	508.9



Ground floor plan



First floor office

Warehouse

Office


10
Kitchens
Joinery
Hardware
Flooring
Appliances
TRADE ONLY
£799
ENTRANCE







ESTATE PLAN


A406 (North Circular Road)
A5 (Edgware Road)
Coles Green Road
Gatehouse
Unit 10
1
2
3
4
5
6
7
8
9
11
12
13
14
15
4
3
2
1

Unrivalled access



TOTAL POPULATION

270,923	10 min drivetime
3.2M	30 min drivetime
11.3M	60 min drivetime

TOTAL PURCHASING POWER

£8.0BN	10 min drivetime
£113.2BN	30 min drivetime
£359.4BN	60 min drivetime

Source: Esri and Michael Bauer Research 2025

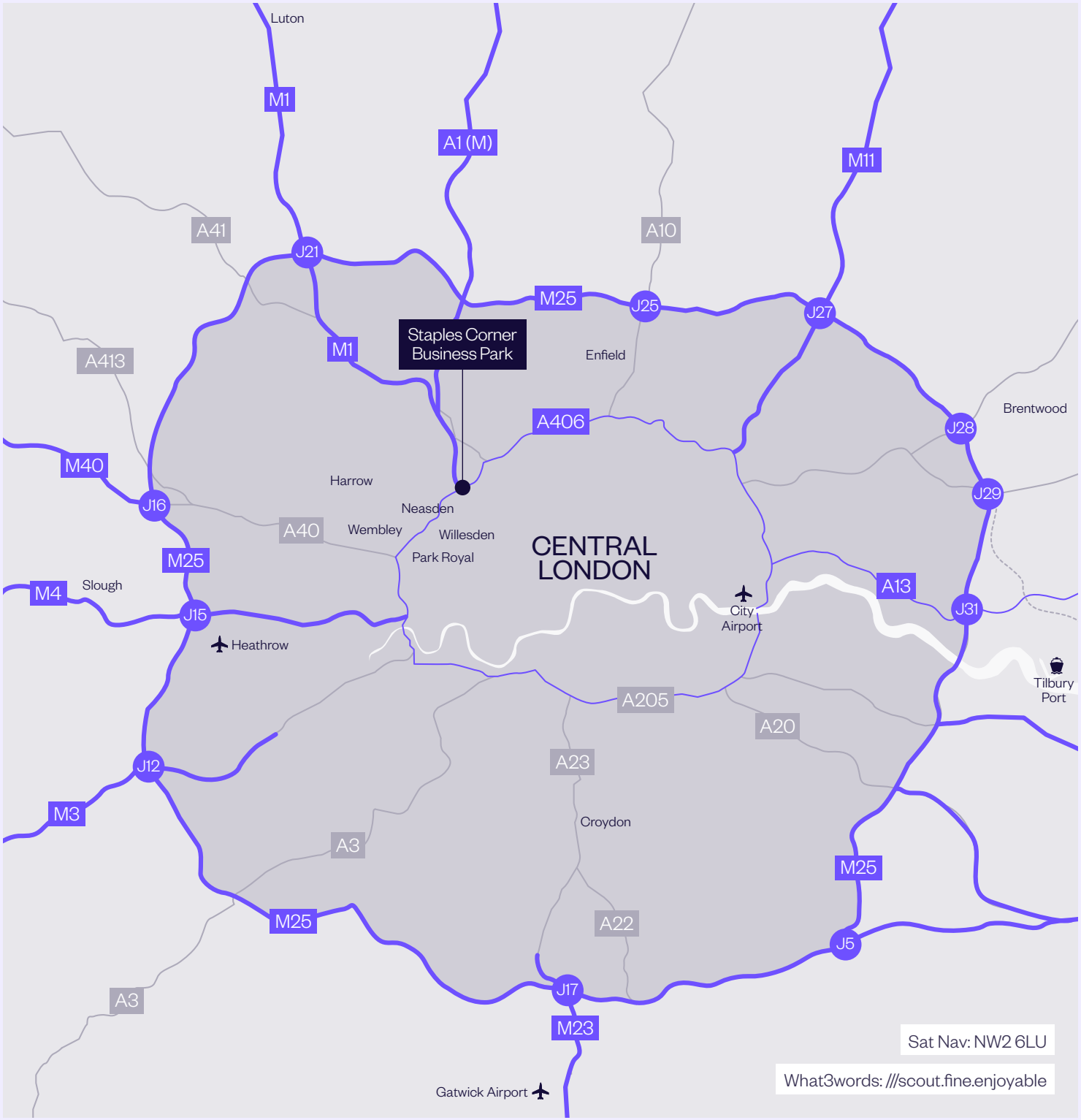
- 10 minute HGV drivetime
- 30 minute HGV drivetime
- 60 minute HGV drivetime

LOCATION

Only six miles north of Central London, Staples Corner has developed into one of the area's most important commercial, trade and retail locations. Fronting the A406 (North Circular) and with excellent proximity to the M1 (Junction 1), the estate provides exceptional transport links and the ability to serve London on a last-mile basis.

By rail, Brent Cross West and Cricklewood railway station provide access to the Brighton to Bedford Thameslink Line via London King's Cross (in 12 minutes), while Brent Cross station provides access to London Underground services via the Northern Line.

The local area is set to benefit from the Brent Cross Cricklewood regeneration. The development will bring 6,700 new homes, commercial and retail spaces, and arts and culture facilities.





ACCESSIBILITY

ROAD

M1 (J1)	0.3 miles
Park Royal	4 miles
Wembley	5miles
Central London	6 miles
M25 (J16)	6 miles
M4 (J1)	7 miles
M40 (J1A)	14 miles
M11 (J6)	26 miles

RAIL

Brent Cross West station	0.3 miles
Brent Cross underground station	1 mile
Cricklewood station	2 miles

AIRPORTS

London Heathrow	18 miles
London Luton	26 miles
London Stansted	39 miles

Source: Google Maps

CONTACT US

ENQUIRE NOW

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