DUTCH & DUTCH

020 7794 7788
dutchanddutch.com



Self contained business premises with offices and storage in Staples Corner

UNIT 2 SAYER HOUSE

Oxgate Lane, Staples Corner, NW2 7JN

Industrial

TO LET

4,351 sq ft

(404.22 sq m)

- Located in the heart of Staples Corner
- Suspended ceiling
- Excellent road links with the A406, A40 and M1 minutes away
- Air conditioning (not tested)
- Recently refurbished and decorated with new carpets
- Gas central heating
- Collection of offices / meeting rooms
- Ground floor reception
- Parking

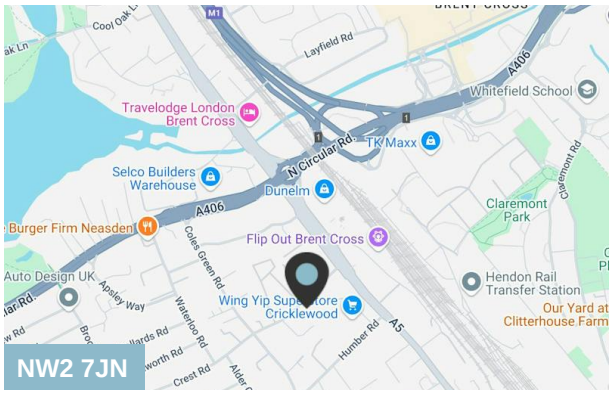
Unit 2 Sayer House, Oxgate Lane, Staples Corner, NW2 7JN

Summary

Available Size	4,351 sq ft
Rent	£12.50 per sq ft
Business Rates	To be confirmed.
Service Charge	£4,167.67 per sq ft For October 26 to 30 September 27
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

Sayer House is a self contained business premises with a large ground floor open plan storage / office area and a collection of first floor offices. The property has just been refurbished and includes new flooring, decoration and electric shutters.

Externally there are 2 parking spaces.

The property would be suitable for a wide range of storage, office and light industrial uses subject to the landlords consent.

Location

The property is located in Staples Corner moments from The North Circular Road (A406) and Junction 1 of the M1 Motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,681	156.17	Available
1st	2,670	248.05	Available
Total	**4,351**	**404.22**	

Viewings

Via arrangement with the sole agents: Dutch and Dutch 020 7794 7788

Terms

A new lease outside the Landlord and Tenant act for a term by arrangement.

Viewing & Further Information



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