

INDUSTRIAL TO LET / FOR SALE | 2,350 SQ FT

UNIT 5, WELLESLEY COURT, LONDON, NW2 7HF

MODERN OFFICE/COMMERCIAL BUILDING ON A SECURE GATED BUSINESS PARK FREEHOLD FOR SALE OR TO LET

- 8 allocated parking spaces (3-4 outside the building and 4 on the estate).
- Air-conditioning
- Large kitchen / break out area
- Located just off the A406 with excellent road connectivity
- 17 minute walk to the new Brent Cross West Station (Thameslink)
- Close to Brent Cross shopping centre
- Alarmed
- FREEHOLD FOR SALE OR TO LET



DESCRIPTION

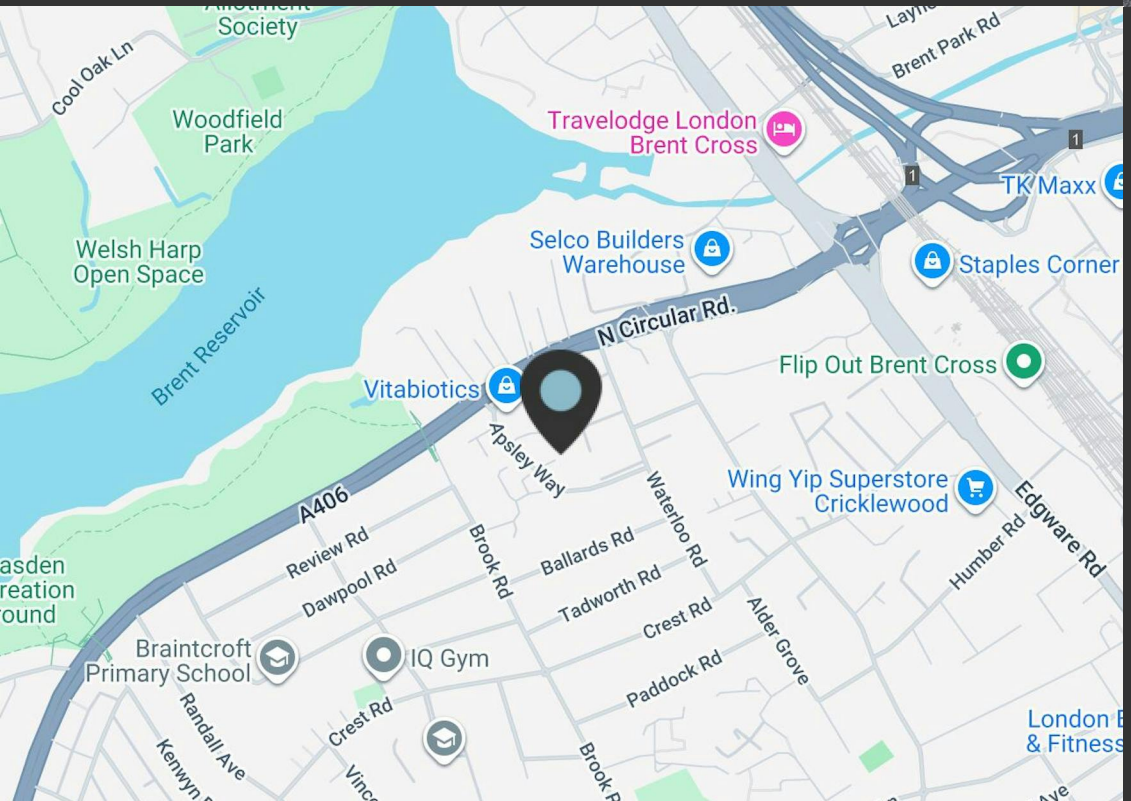
The premises comprise an impressive modern brick-built office/commercial building, arranged equally over ground and first floors with excellent parking provisions.

The ground floor provides modern offices with wc/washroom facilities, a full-height glazed partition and a spacious open-plan office which could alternatively be used for storage. The ground floor entrance also offers potential to accommodate a small roller shutter door, subject to requirements.

The first floor comprises predominantly open-plan office accommodation together with full-height glazed partitioned offices, a modern fully fitted kitchen, and wc/washroom facilities.

The building is available for immediate occupation and would be suitable for a wide range of office, commercial, or business uses, subject to the necessary consents.





LOCATION

The property is situated on a secured modern business park in Apsley Way which is located just off the A406 North Circular Road and Waterloo Road, close to the Staples Corner interchange with the A5 Edgware Road and Junction 1 of the M1 Motorway.




LANGDONS




UNILED

AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,175	109.16	Available
1st	1,175	109.16	Available

RENT

£55,000 per annum

PRICE

£775,000

RATES & CHARGES

Rates payable: £23,032.50 per annum

TERMS

Either a new lease for a term by arrangement or a freehold sale.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



Will Dyke
0207 4439867
07476 995749
will@dutchanddutch.com



Peter Wilson
0207 4439862
07896678182
peter@dutchanddutch.com

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