TELSAR.com

TO LET



Unit 6P, Atlas Business Centre

Oxgate Lane, Staples Corner, NW2 7HJ

Light Industrial / Storage Unit

934 sq ft

(86.77 sq m)

- 3 Phase power
- Roller shutter
- Concrete floor
- LED Lighting
- Estate CCTV & parking
- 24/7 Access
- Communal W/C
- Waste management
- Close proximity to A406 & M1

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Summary

Available Size	934 sq ft
Rent	£22,500 per annum Inclusive of service charge.
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Included in the annual rent figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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 light industrial / storage unit situated on a secure estate. The unit benefits from an exclusive roller shutter door and 3 phase power. Car parking is 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.

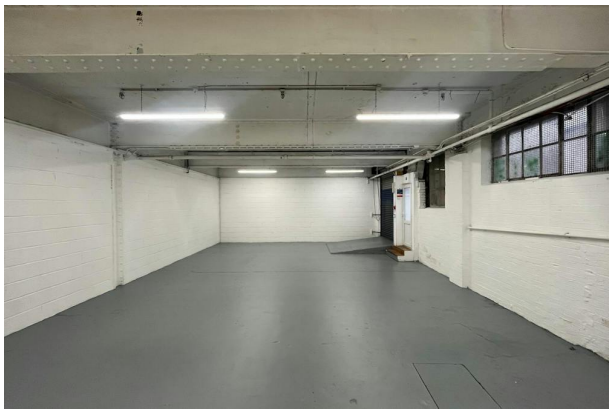
Description	sq ft	sq m
Warehouse	934	86.77
Total	**934**	**86.77**

Anti-Money Laundering (AML) Requirements

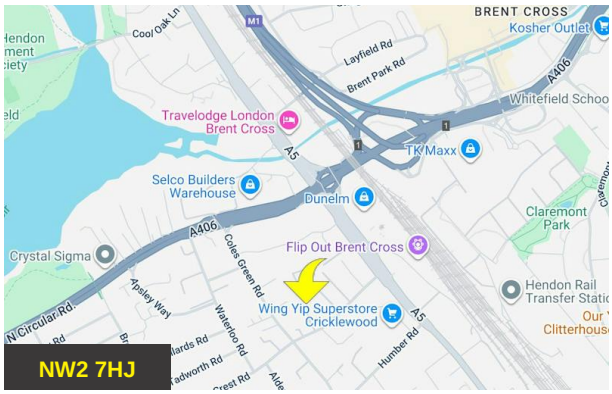
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.







Viewing & Further Information



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