TELSAR.com

TO LET



Unit G17, Atlas Business Centre

Oxgate Lane, Staples Corner, NW2 7HJ

First Floor Light Industrial / Storage Unit

991 sq ft

(92.07 sq m)

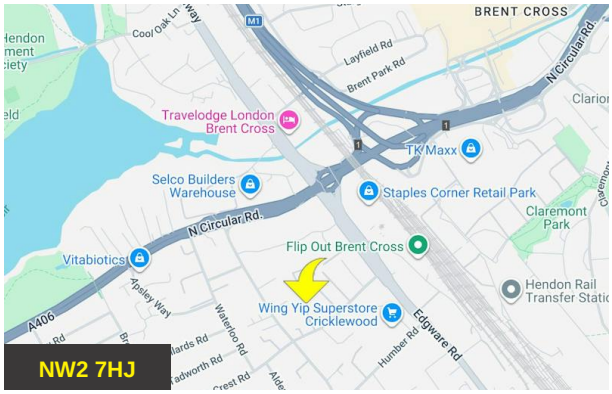
- Rent inclusive of service charge
- Communal goods lift
- 3 Phase power
- Double door loading
- Concrete floor
- Communal W/C's
- On-site caretaker
- Estate CCTV & parking
- Waste management
- Close proximity to A406

Unit G17, Atlas Business Centre, Oxgate Lane, Staples Corner, NW2 7HJ

Summary

Available Size	991 sq ft
Rent	£19,500 per annum
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 located on the first floor situated on a secure estate. The unit is accessed through double access and serviced by a communal goods lift. The unit benefits from good natural lighting, 3 phase power and a concrete floor. 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	991	92.07
Total	**991**	**92.07**

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



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

Misrepresentation Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.