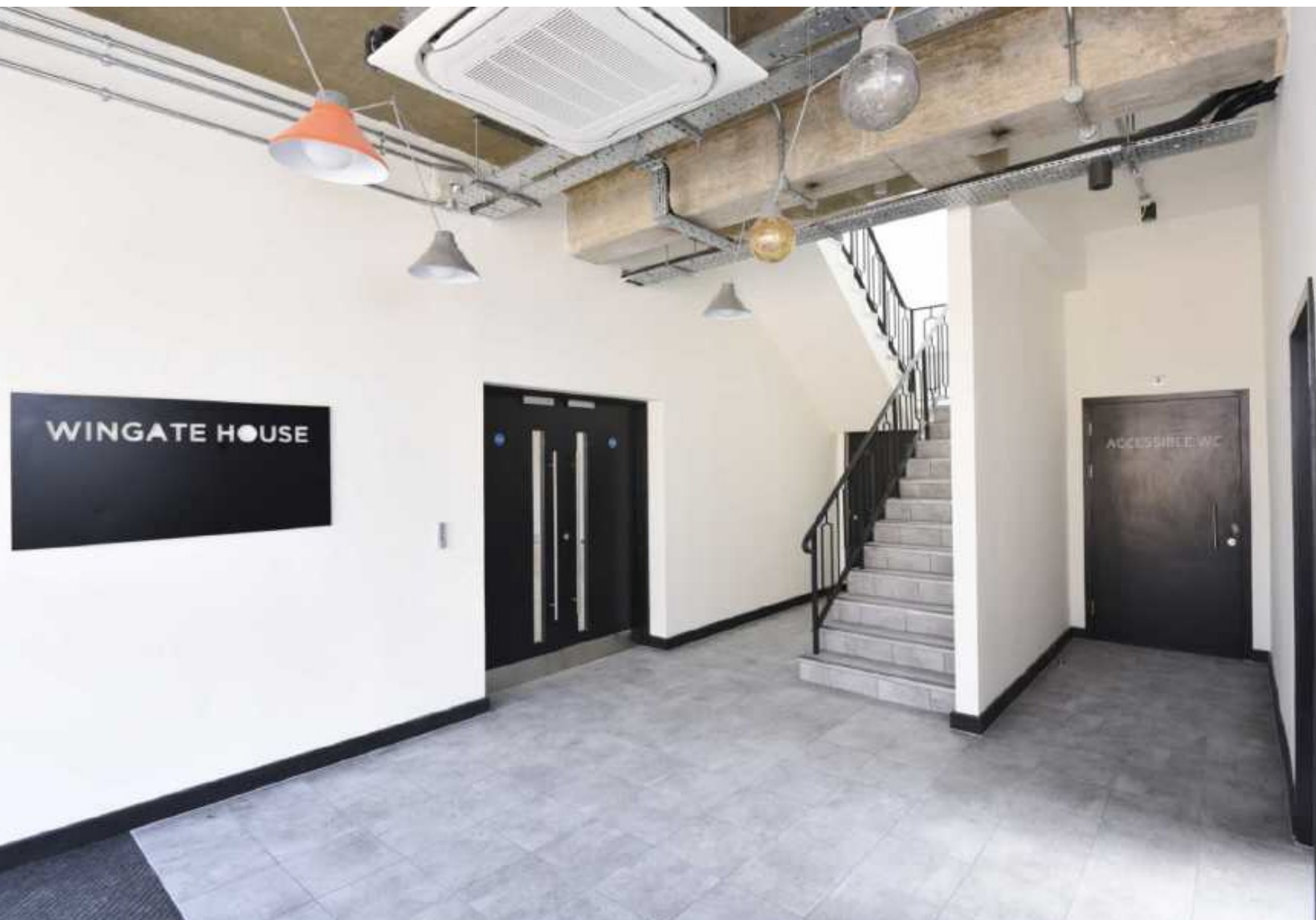


Newly Refurbished Warehouse Style Office Space

2,460/4,072 or 6,532 sq ft
To Let



- Comprehensively refurbished throughout to include a new roof, new windows and air cooling
- Lots of natural light
- Five allocated parking spaces
- Nearby to various transport links
- A few minutes drive from Brent Cross shopping centre
- Available as individual floors or as a self contained building

Wingate House,
Oxgate Lane, Staples Corner NW2 7HU

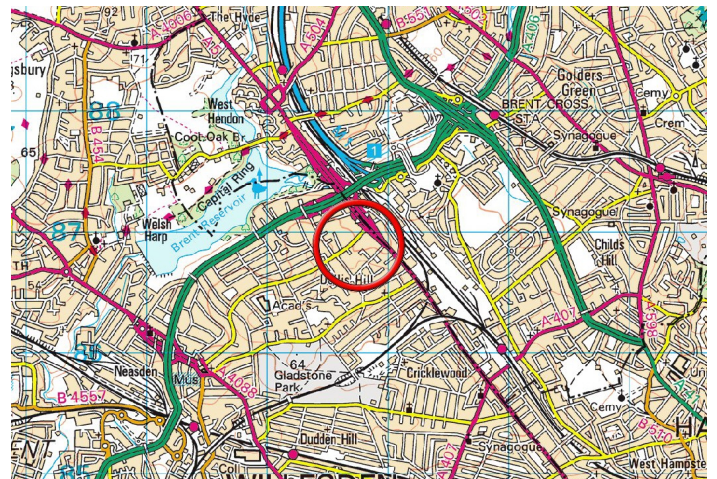
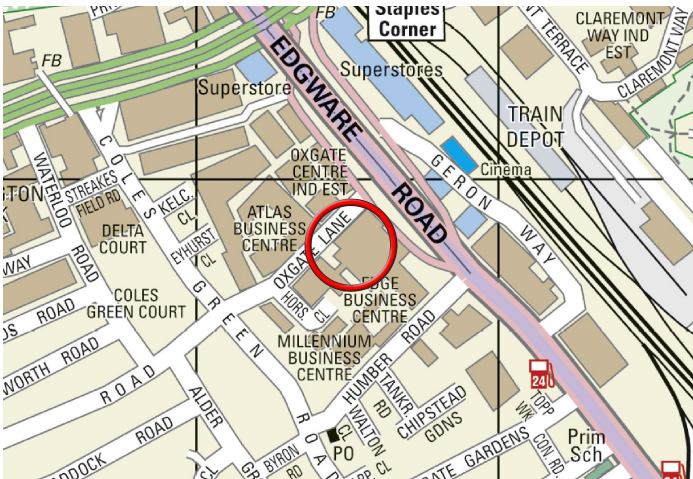
 **DUTCH & DUTCH**
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com



This self-contained office building has been completely upgraded throughout to include new double glazed windows and doors. Entering into a very cool reception that leads to both ground and first floor offices, each benefitting from male and female WC's.

The floors are open plan throughout and have been fitted to Cat A specification which includes air cooling, exposed ceiling lights and a concrete floor. Externally the building benefits from 5 allocated parking spaces and is available now. Access to the property is 24/7.



LOCATION

The property is located in Staples Corner, a busy and popular industrial area of North West London.

The site is in close proximity to major road connections including: A5 Edgware Road, North Circular Road (A406) and Junction 1 of the M1 Motorway. There are numerous bus routes serving the area.

ACCOMMODATION

(Approximate NIA dimensions)

The property is arranged as follows:

Ground Floor
2,460 sq ft

First Floor
4,072 sq ft

TOTAL
6,532 sq ft

RENT

£16.50 per sq ft exclusive of business rates, service charge, utilities and VAT.

VAT

Plus VAT.

BUSINESS RATES

Tenants are to make their own enquiries to The London Borough of Brent.

EPC

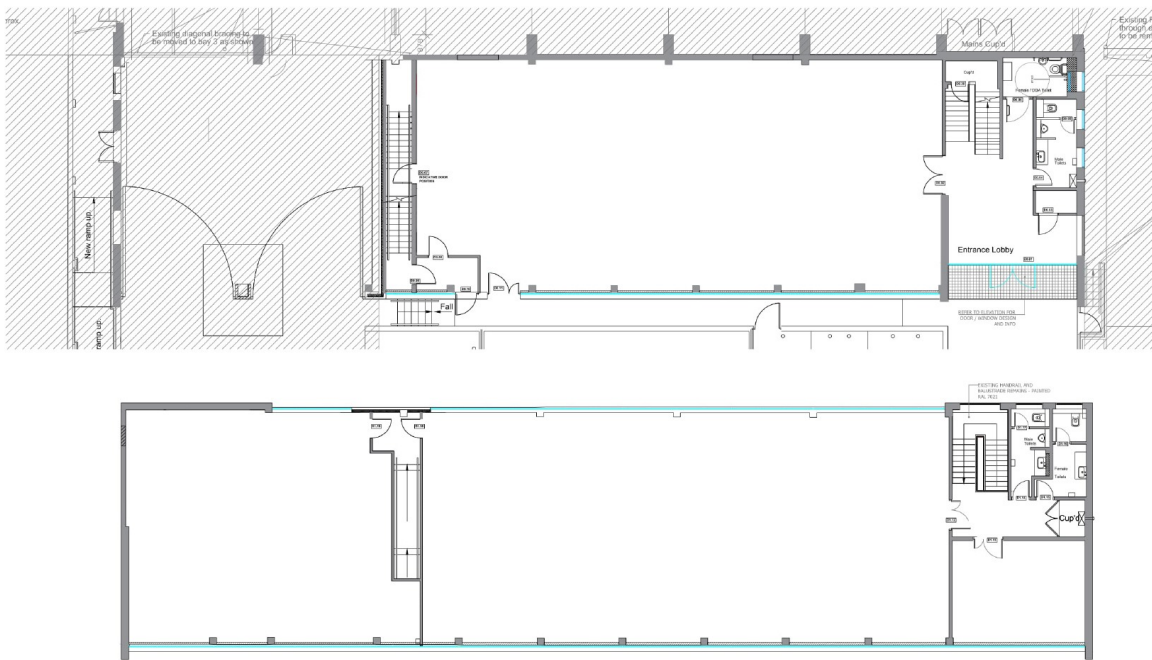
An energy performance certificate has been commissioned and will be available upon request.

VIEWINGS

All viewings are to be arranged through our office, please contact:

Zach Forest
T: (020) 7443 9867
M: 07890 209 397
zach@dutchanddutch.com





AREA	SQM NIA	SQFT NIA
GF OFFICE	228.60	2460.63
1ST FL OFFICE	99.78	1074.02
1ST FL OFFICE	234.98	2529.30
1ST FL OFFICE	26.72	287.61
TOTAL	590.08	6351.56
GF WELCOME	26.87	289.23
GF WC	12.40	133.47
1ST FL WCs	20.01	215.39
TOTAL	59.28	638.09

<p>NOTES</p> <ol style="list-style-type: none"> DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE. ANY DISCREPANCIES ON THE DRAWING ARE TO BE MADE ON THE DAY OF CONSTRUCTION. THE CONTRACTOR SHALL NOT VARY ANY WORK SHOWN ON THE DRAWING WITHOUT PRIOR APPROVAL. THE CONTRACTOR SHALL SUPPLY A FULL SET OF SHOP DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PROVIDE ALL PREVIOUS ISSUES OF THE DRAWING NUMBER WITH AN EXPLANATION. THE CONTRACTOR SHALL INVESTIGATE ANY WORKING DRAWING STUDY OF THE EFFECT UPON THE PROGRAMME AND REPORT ANY ALTERATIONS TO THE PROJECT MANAGER BEFORE THE WORK BEGINS ON THE DRAWING. <p>GENERAL NOTES</p> <ol style="list-style-type: none"> ALL DIMENSIONS SUBJECT TO SITE INVESTIGATION - TO BE CONFIRMED BACK TO DESIGNER. ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH FINISHES, LIGHT AND DOOR SCHEDULES. ALL FINISHES TO BE INSTALLED FLUSH, PLANS, IN PLUMB AND SQUARE. ALL JUNCTIONS TO BE SQUARE DETAIL. THIS DRAWING IS SUBJECT TO COPYRIGHT & REMAINS THE PROPERTY OF GENERATE STUDIO. IT MUST NOT BE REPRODUCED EITHER PARTIALLY OR FULLY WITHOUT THE WRITTEN CONSENT OF GENERATE STUDIO. 			
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NO.	DATE	DRAWN/REVISED	
PROJECT: WINGATE HOUSE			
CLIENT: W. WING YIP (LONDON) LTD.			
TITLE: GROUND AND FIRST FLOOR			
SCALE: 1:150@A3	CH: CH	DATE: 29.06.2016	
CONTRACT NUMBER: WIN-HF-01	SILE: AS BUILT	REV: -	