

Amazing Warehouse Style Office Space

11,655 ft²

To Let



- 1st and 2nd floor office space accessed via shared reception with lift
- Exposed brick and structural steel
- Polished concrete flooring
- New double glazed windows
- Original cobble flooring with glass casing
- New WCs and shower rooms to first floor

1st Floor Omni House, West Hampstead
NW6 4BT

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

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

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rentals and prices are quoted exclusive of VAT.

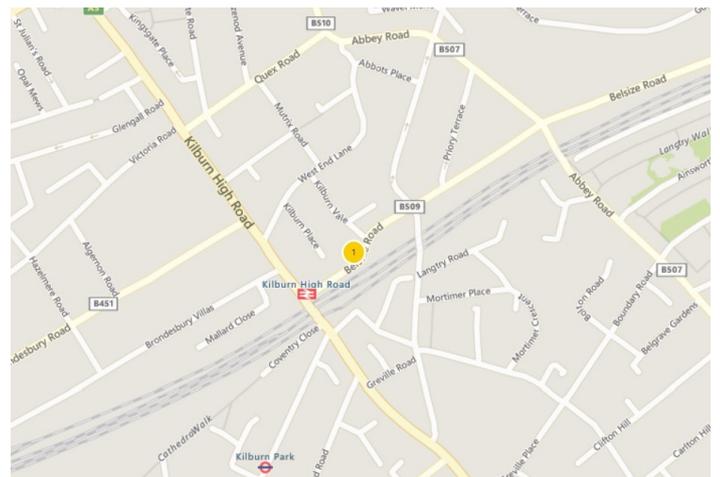
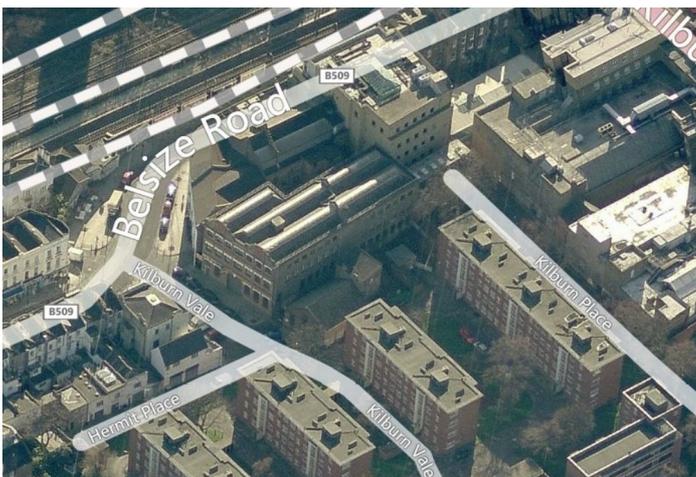


Built in 1890 as a horsedrawn omnibus depot the 1st floor space was used as stabling, the high level windows providing air (and a view!) for the horses. More recently the space was used by Decca, Polygram and Universal Music as recording studios.

The first floor (5,575 ft²) of this amazing building has undergone a comprehensive refurbishment which combines original features with a modern touch suitable for a 21st Century occupier. Some features include a polished concrete floor, Toto WC's, original cobbled flooring encased in glass, reception desk designed and produced by Bocharnikov using original wood from the building.

The second floor (6,080ft²) is also available from early 2018.

The impressive ground floor reception area provides access to the building with a passenger lift to upper floors. The building also benefits from staff showers and bike storage.



LOCATION

Omni House is ideally located for transport to the rest of London; Kilburn Park Underground Station is a few minutes away- linking you via the Bakerloo Line to destinations such as Baker Street, as well as mainline & Overground services.

TERMS

£32.50 per sq ft exclusive of service charge, business rates, VAT and all other outgoings.

A new lease is available for a term by arrangement.

SERVICE CHARGES

Subject to agreeing the reception requirements of the incoming tenant a service charge will be calculated and provided.

BUSINESS RATES

Interested parties to make their own enquires in relation to rates payable.

<https://www.gov.uk/calculate-your-business-rates>

BUSINESS RATES

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

VAT

No VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

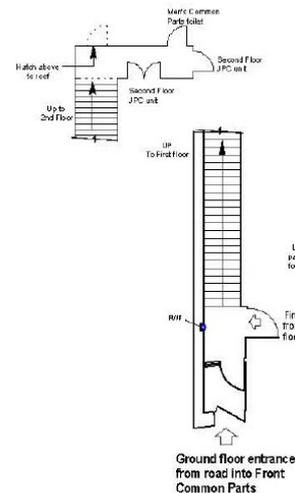
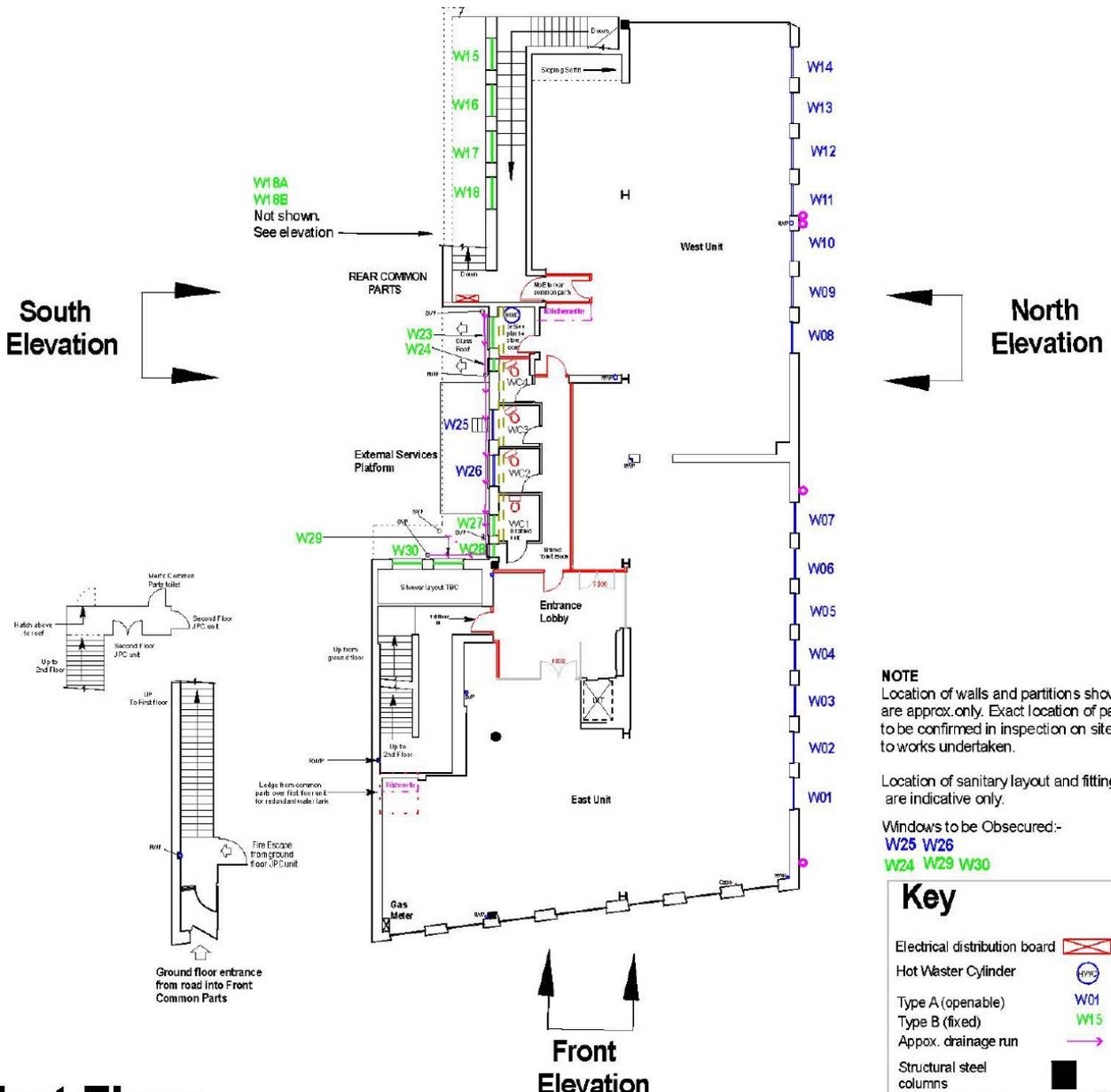
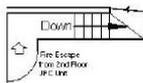
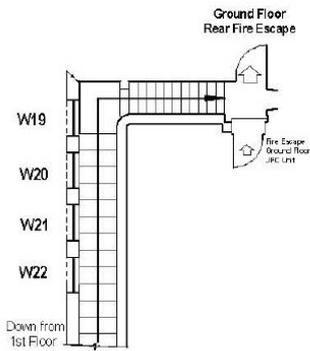
To be confirmed.

VIEWINGS

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

Zach Forest
020 7443 9867 / 07890 209 397
zach@dutchanddutch.com





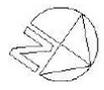
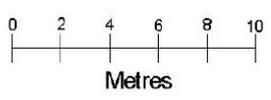
NOTE
Location of walls and partitions shown are approx only. Exact location of partitions to be confirmed in inspection on site prior to works undertaken.

Location of sanitary layout and fittings are indicative only.

Windows to be Obscured:-
W25 W26
W24 W29 W30

Key	
Electrical distribution board	
Hot Water Cylinder	
Type A (openable)	W01
Type B (fixed)	W15
Approx. drainage run	
Structural steel columns	
Non-fire rated W/C partitions	
half hour fire resistant Partitions + doors	
Half hour fire resistant glazing	

First Floor



 chartered building surveyors Tel: 020 8406 7505 Fax: 020 8204 5074 Synal House, 423 Edgware Road, London, NW6 6HU	Client: Silverstone Properties Ltd	Date: March 2017	Scale: 1:200 @ A3
	Location: 252 Omni House, Balize Road, NW6 4BT	Dwg. No.: 15-071A-Ten-02D	
	Title: Proposed First Floor Plan		