

BELCOR

CITY FRINGE REAL ESTATE

**TRULY UNIQUE
REFURBISHED
WAREHOUSE SPACE**

**OAKLANDS WORKS
OAKLANDS ROAD
CRICKLEWOOD
NW2**

7,520 SQ FT







FOR RENT / SALE



DESCRIPTION

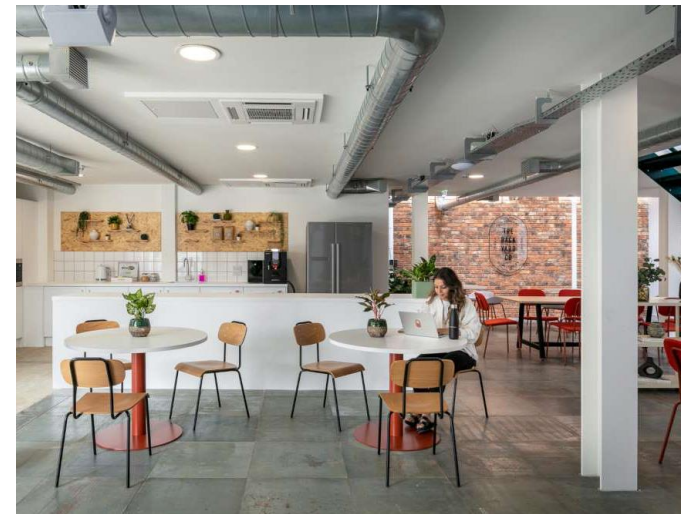
Comprising a unique workspace created within a converted car workshop and warehouse building. The premises benefits from incredible ceiling height and substantial natural light from feature skylights throughout. The building has air-conditioning throughout, a large private outdoor terrace and a front forecourt with off-street parking.

AMENITIES

-  Newly Refurbished
-  Large Forecourt / Parking
-  Unique Character Features
-  Excellent Natural Light
-  Impressive Ceiling Height
-  Large Private Courtyard

FORMER CAR WORKSHOP REIMAGINED INTO A UNIQUE E CLASS OPPORTUNITY





LOCATION

Situated off Cricklewood Broadway (A5) in a mixed residential and commercial location, within walking distance of Willesden Green Underground Station (Jubilee Line), and Cricklewood Thameslink Station, providing good access links to Central London, North London M1, M25 and surrounding motorway network.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL
Ground & Mezz	7,520	Available	£20.00	TBC	£2.00	£13,786.66

UNIT	SIZE (SQ FT)	STATUS	PRICE (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL
Ground & Mezz	7,520	Available	£332.45	TBC	TBC	£2.5m

TRANSPORT

CRICKLEWOOD
National Rail

WILLESDEN GREEN
Jubilee Line

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available Now

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

VIEWINGS VIA JOINT SOLE AGENTS

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