

To Let

Industrial/Logistics 3,820 sq ft GIA

Unit 4, Oxgate Centre, Oxgate Lane, Staples Corner, Barnet, NW2 7JA



Summary

- Modern Industrial/ Warehouse Unit
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 3,820 sq ft GIA
- Rent: Available on Request

Highlights

- 5.5 m. clear height
- Ground & 1st Floor Office
- Level access loading door
- 3 phase electricity
- Generous car parking

Location

The property occupies a prominent and convenient location on a modern estate accessed from Oxgate Lane and has direct access on to the Edgware Road slip-road at Staples Corner. Accordingly, there is good access to the M1 motorway, A406 North Circular Road and A5 Edgware Road. Numerous Bus routes operate throughout the area.

Description

The unit is an end terrace industrial warehouse of steel portal frame construction with profile metal sheet clad elevations. Benefits include;

- Manual up and over loading door
- 5.5m min eaves height
- Fully fitted office accommodation at ground & 1st floor
- Car parking
- 3 Phase Electricity

Accommodation

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following;

| Description | Sq Ft | Sq M |
|---------------------|--------------|---------------|
| Warehouse | 2,394 | 222.4 |
| Ground Floor Office | 713 | 66.19 |
| First Floor Office | 713 | 66.19 |
| TOTAL | 3,820 | 354.78 |

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Energy Performance Rating

This property has been graded as 127(F).

Rent

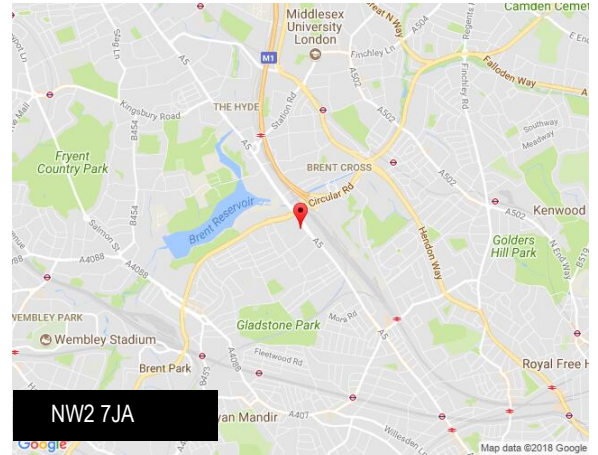
Available on Request

Business Rates

The property is available on a new Full Repairing Lease, rent upon application.

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

James Miller
t: 0207 087 5764
e: James.Miller@eu.jll.com

Joint Agents

Jonathan Hay (Grant Mills Wood)
t: 0207 659 5986, 02030025528

David Theobald (Grant Mills Wood)
t: 020 7659 5983