

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.

Desription

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 Foor 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

jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. © 2018 Jones Lang LaSalle IP, Inc. Date: 19/02/18 - unit-4-orgate-centre_190218_9913.pdf