
2 LAKESIDE

LONDON NW10 7FQ



A UNIQUE HQ BUILDING SET AMONG ATTRACTIVE LANDSCAPED GROUNDS

Set among glorious grounds overlooking a peaceful lake, 2 Lakeside offers an impressive reception area with full height atrium and a ground floor café servicing the building and local community.




FLEXIBLE
FLOOR PLATES


SHOWER
FACILITIES


LOCKER
FACILITIES


BREEAM
RATING
'VERY GOOD'


FULL HEIGHT
CENTRAL
ATRIUM


MALE, FEMALE &
DISABLED WCS
ON EACH FLOOR


ON-SITE CAFFÈ
KIX


CAGED BICYCLE
RACKS


CCTV AND 24-
HOUR SECURITY



FOOD AND
LEISURE
PROGRAMME


COMMUNAL
CO-WORKING
SPACE


4 X 13-PERSON
PASSENGER
LIFTS


2.75M CLEAR
FLOOR TO
CEILING


LG7 COMPLIANT
LIGHTING


FOUR-PIPE FAN
COIL AIR
CONDITIONING


150MM FULL
ACCESS RAISED
FLOORS


METAL
SUSPENDED
CEILINGS


ON-SITE
PARKING


MEETING
ROOMS

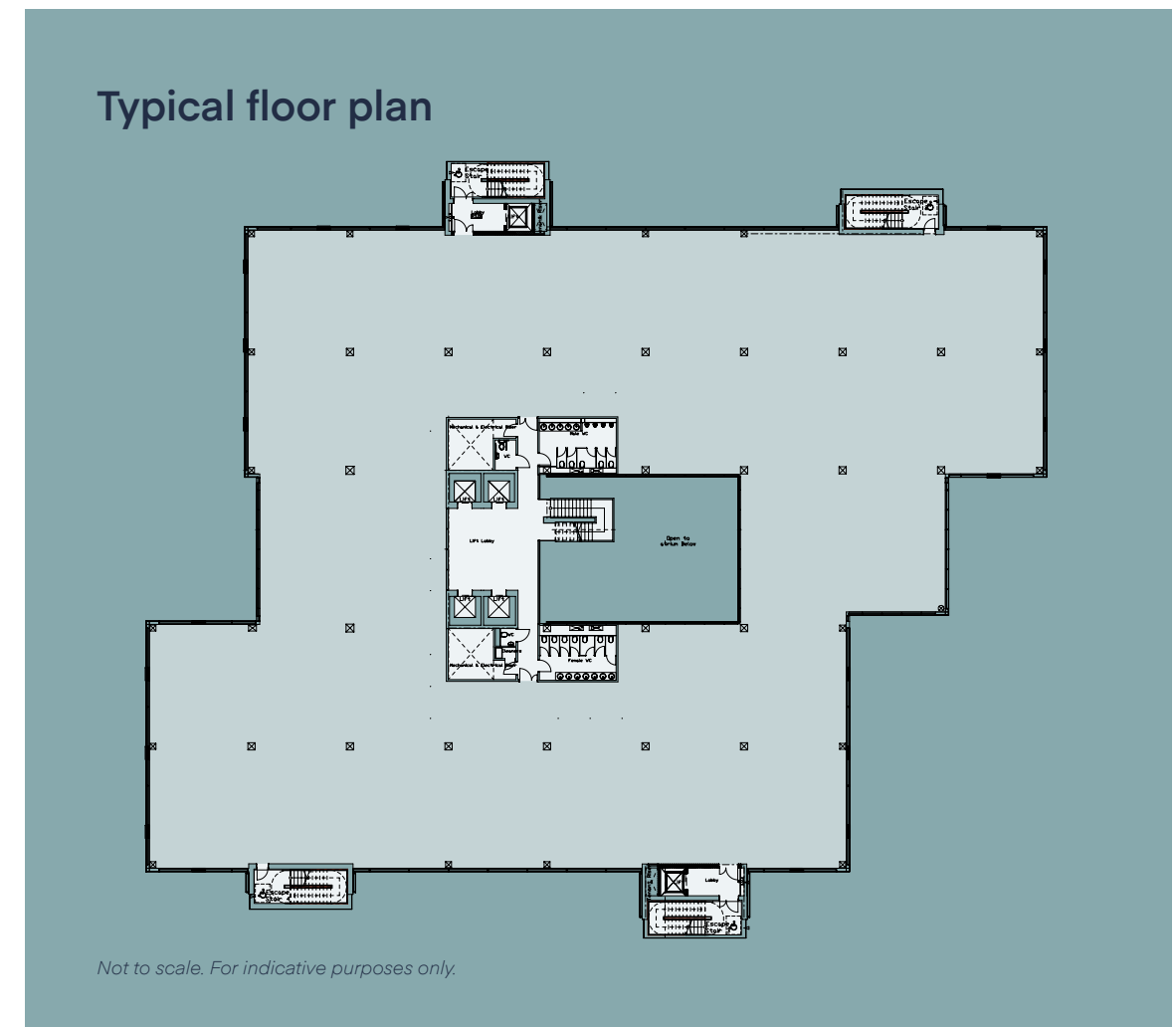

WIRED SCORE
GOLD


EPC C (68)

FLEXIBLE HIGH QUALITY OFFICE SPACE WITH FULLY FITTED AND CAT A OPTIONS AVAILABLE

2 Lakeside has the ultimate in occupier flexibility with 96,869 sq ft of both fully fitted and traditional CAT A spaces to choose from.

Floor	Fitted	sq ft	sq m
Part 5th floor (North)	No	14,038	1,304
Part 5th floor (South fitted)	Yes	5,365	498
Part 5th floor (South)	No	4,998	464
4th floor	No	24,772	2,301
Part 3rd floor (East)	Yes	10,705	995
Part 3rd floor (West)	Yes	14,036	1,304
2nd floor	Yes	22,955	2,133
Total	-	96,869	8,999





WEMBLEY STADIUM

2 LAKESIDE

CENTRAL MIDDLESEX HOSPITAL

AMAZON

WASABI

OCADO

BMW

COOP

TRAVELODGE

ASTON MARTIN

HANGER LANE

PARK PLAZA

PARK PLAZA

AN EXCELLENT LOCATION WITH TOP CONNECTIVITY

2 Lakeside is outside London's congestion zone on the A40 - a direct main route into the city. It is close to the M25 and M40 motorways. Oxford is around one hour and Birmingham two hours drive on the M40. The North Circular Road at Hanger Lane connects the building to the M1 and the north. Heathrow Airport and its 170+ destinations is less than 30 minutes away.

The building benefits from being within walking distance of Hanger Lane underground station, serviced by the Central Line, and Park Royal station, serviced by the Piccadilly Line. Central London is a short journey away, with Bond Street accessible within 21 minutes via Hanger Lane, and Green Park within 27 minutes via Park Royal. Nearby Acton Town offers further connectivity with its link to the Elizabeth line.

2 Lakeside is close to many amenities including the Park Plaza Hotel with its Westway restaurant and bar. There is a nearby Nando's, Co-op, Pizza Hut and Pure Gym as well as a Tenpin bowling complex and Vue cinema. Westfield London, one of the capital's best shopping venues, is less than 15 minutes by bus, car or tube. Brent Cross and Ealing Broadway are also easily accessible.

On Foot Mins

Park Royal station	9
Hanger Lane station	11
Royale Leisure Park	15
Asda Superstore	16

Shopping Centres Miles

The Oaks	2.7
Ealing Broadway	2.9
Westfields	4.0
Brent Cross	5.1

By Tube Mins

Shepherd's Bush	21
Oxford Circus	32
Bond Street	21
Leicester Square	31

By Road Miles

M4	4.1
M1	4.5
M40	10.6
M25	12.2



FURTHER INFORMATION

Business Rates

Estimated at £9.05 however interested parties are advised to rely on their own investigations with the London Borough of Brent.

Service Charge

On application.

Rent

On application.

GET IN TOUCH

Peter Wilson

07896 678 182
peter@dutchanddutch.com

Holly Purvis

07977 371 475
holly.purvis@savills.com

Florence Horner

07870 999 255
florence.horner@savills.com



Disclaimer: Savills and Dutch & Dutch for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of the property, (iii) no person in the employment of Savills and Dutch & Dutch has the authority to make or give any representation or warranty whatever in relation to the property.
Designed by www.take-shape.co.uk. June 2023.