

# THE LANGTON

*2A Langton Road, London NW2 6QA*



UNIQUE ARCHITECTURALLY DESIGNED  
SELF-CONTAINED OFFICE BUILDING  
POTENTIAL CHANGE OF USE TO RESIDENTIAL

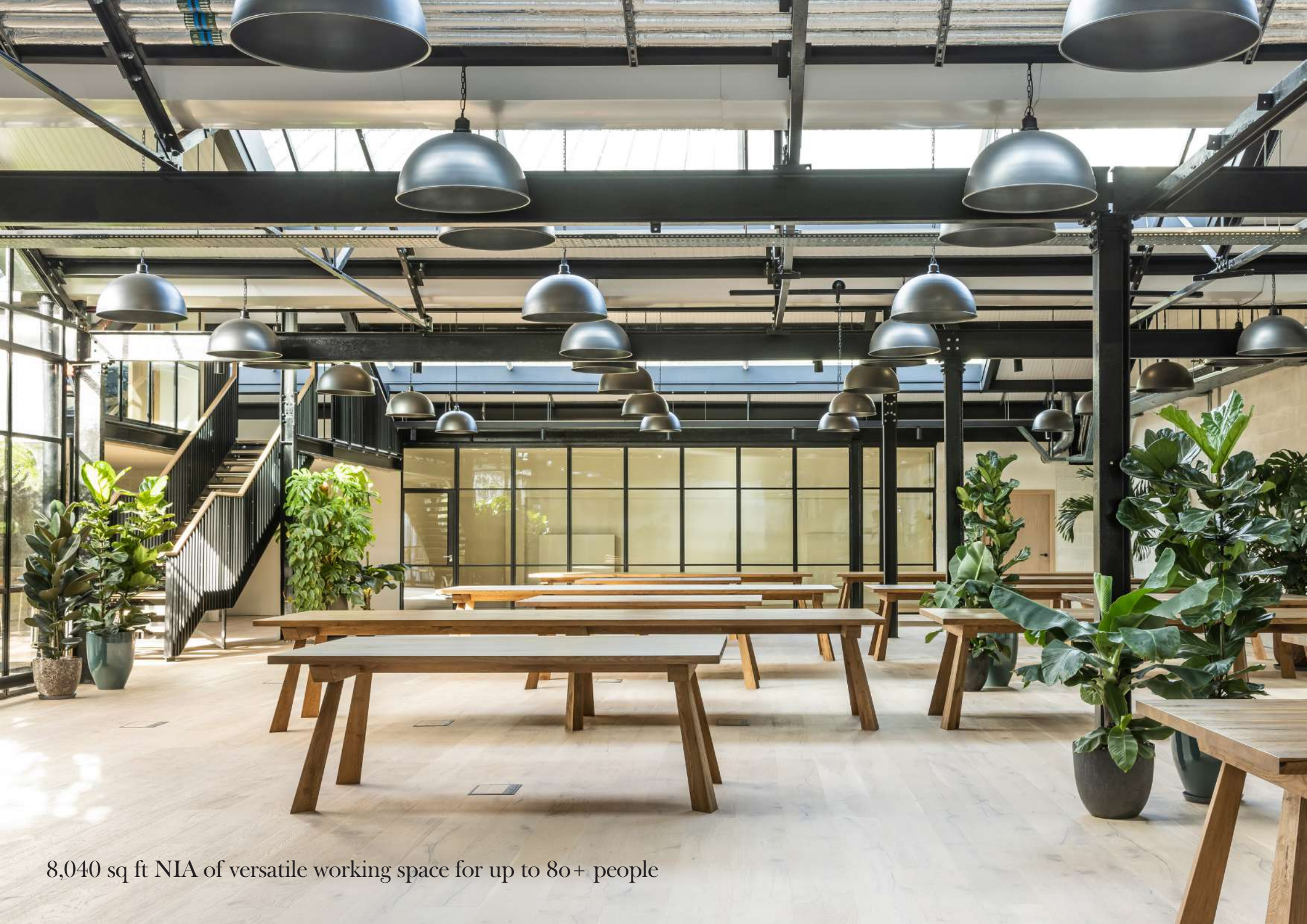
# Executive Summary

- Unique Architecturally designed self-contained office building.
- Freehold.
- Situated in the heart of a premier business hub nestled in lively Cricklewood, North West London.
- Located equidistant from both Cricklewood Overground and the new Brent Cross West Thameslink Station.
- Existing office accommodation comprising 8,040 sq ft NIA.
- The property has undergone a complete transformation with over £1,800,000 invested on the fitout.
- Sustainability, design and wellness at the buildings forefront with excellent ESG credentials.
- Off-street parking.
- Significant opportunities for private investors / owner occupiers including nurseries, universities, charity, tech, media etc to acquire their own premises.
- Substantial development potential, with the property not encumbered by an Article 4 restriction for a private owner-occupier residence.

*Guide price of £4,000,000 subject to contract and exclusive of VAT.*



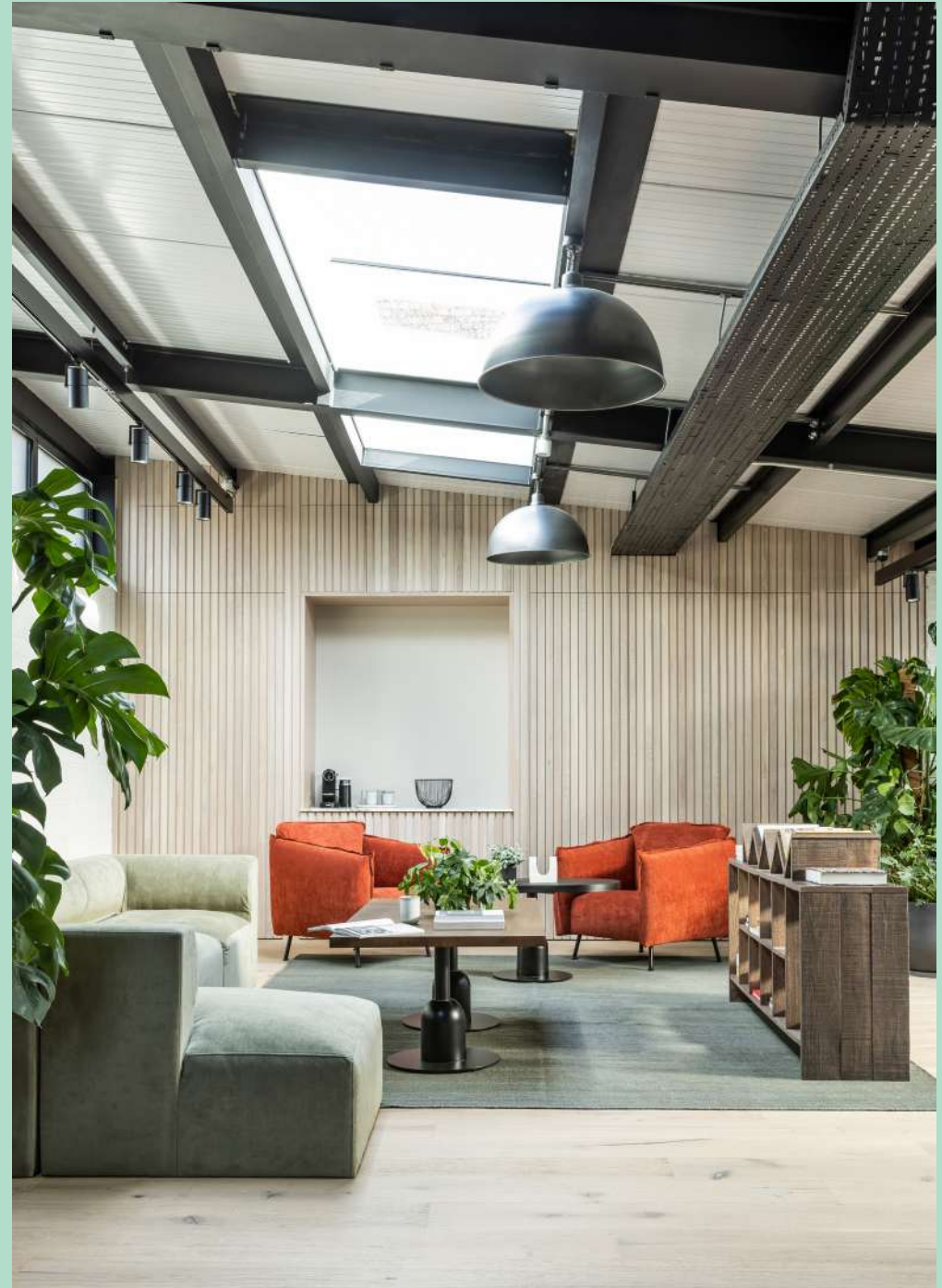




8,040 sq ft NIA of versatile working space for up to 80+ people



Welcome to The Langton, an innovative workspace nestled in lively Cricklewood, North West London. Experience a fresh approach to work, blending the charm of a creative member's club with expansive open-plan areas and inspiring environments crafted to ignite creativity and nurture teamwork.

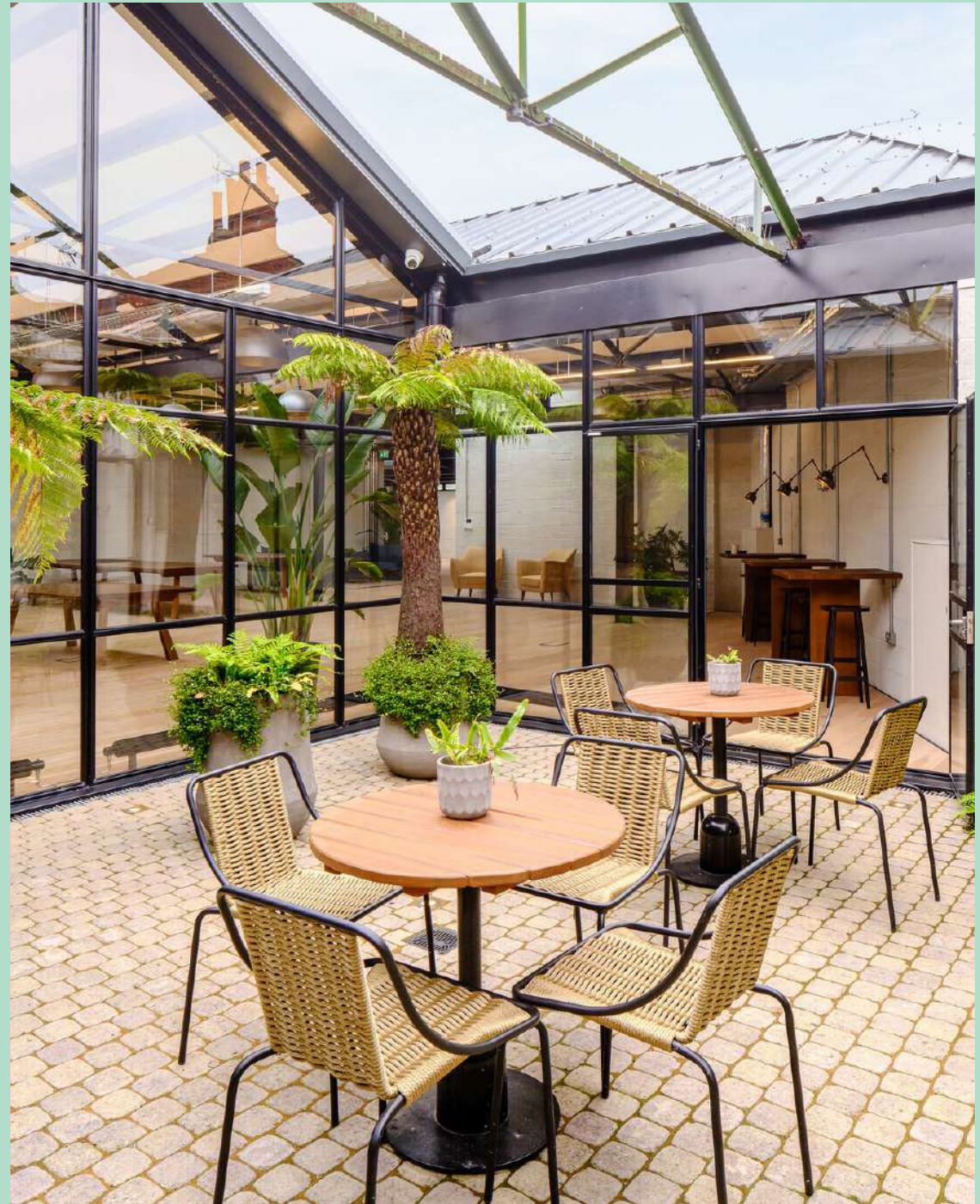




# Work Well Together

The Langton helps build a strong sense of community and belonging through a generous provision of personal, communal and social amenity.

- Home style fully equipped kitchen.
- Communal eating and cafe areas.
- Library/study/quiet zone space.
- Breakout/quiet nests.
- On site parking.
- Internal irrigated courtyard garden.
- Extensive greening and biophilia.
- Facilities for cyclists.
- High performance showers, WCs and changing rooms.
- Underfloor cooling and heating system.
- Exercise mat corners.



# Refurbishment by

*& Stiff + Trevillion architects  
Thurstan interior specialists*

Renowned architects Stiff + Trevillion, in collaboration with interior specialists Thurstan, have meticulously reimaged this charming building steeped in working heritage. Addressing the increasing demand for premium, ready-to-occupy CAT A workspaces, they've artfully preserved the essence of its original industrial design while enhancing its individual character. The result is a distinctive studio space that retains the timeless appeal of a classic London workshop-warehouse. Through the use of sustainable materials, innovative finishes, and bespoke furniture, The Langton offers an unparalleled chance to inhabit a move-in-ready workspace in a laid-back, community-centric setting.

*A place intended to  
activate creativity and  
work collaboratively* ””



A complex and challenging refurbishment of an existing structure within a residential block. Langton Road was an old industrial building that had fallen into disrepair. In 2022 it has been transformed into a unique and light-filled office space using existing features such as roof lights and retaining the exposed metal framework of the roof.

By reimagining and re-using, rather than demolishing the original industrial building, 10-15% of the embodied carbon has been retained and up to 40% of the damaging emissions that would have been released through new manufacture and transport, has been saved.

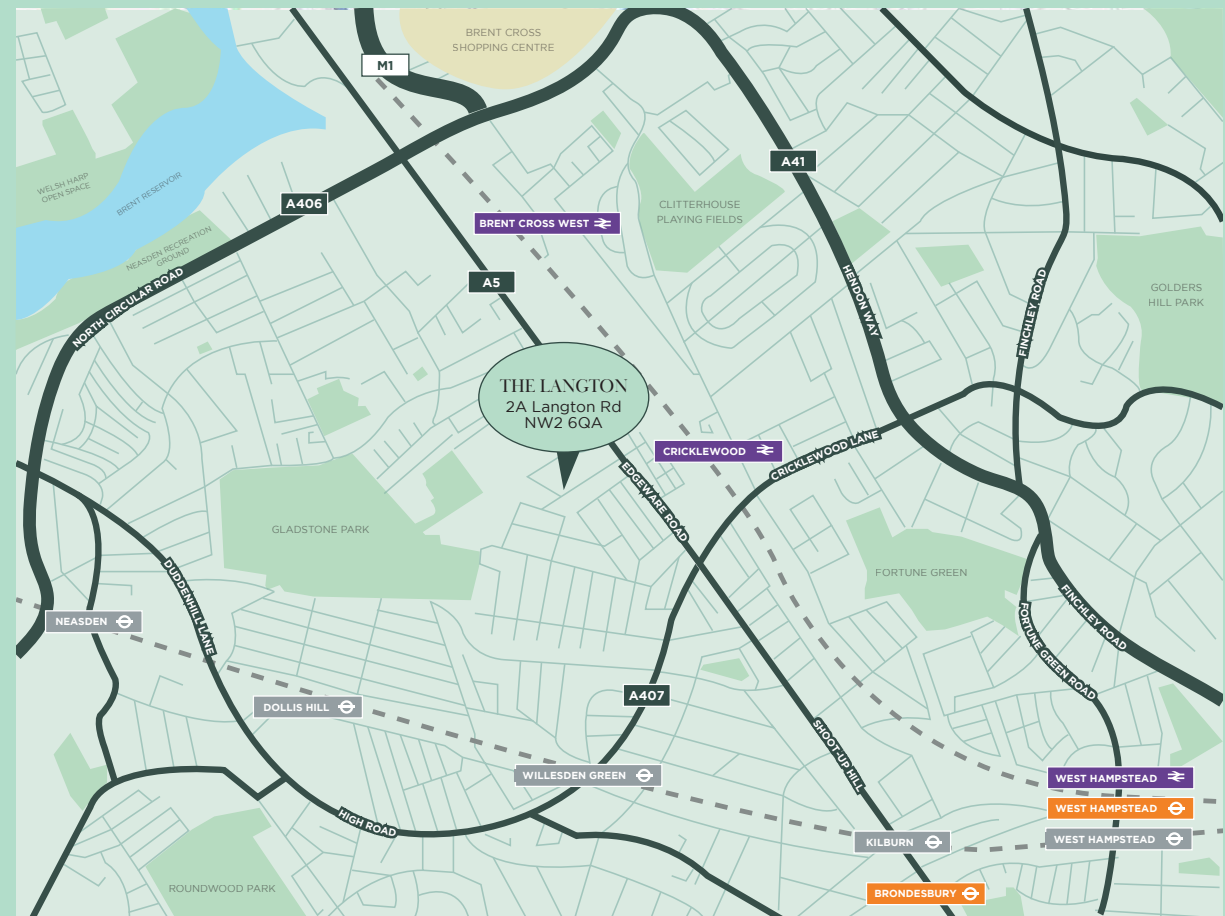






# Location

Cricklewood, located in North West London, enjoys a vibrant atmosphere shaped by a diverse and vibrant community. It offers a mix of residential areas, green spaces, and a lively high street with a variety of shops, restaurants, and cultural attractions. Cricklewood is also known for its strong sense of community, with various events and initiatives organized by local groups. Its proximity to central London makes it an appealing hub for businesses seeking a strategic location.



Cricklewood enjoys proximity to major arterial routes such as the North Circular Road (A406) and the M1 motorway, facilitating smooth travel both within the city and to destinations beyond. Additionally, the nearby A5 road provides a direct route into Central London, while the A41 offers access to areas further west.



London Heathrow Airport is approximately 20 miles southwest of Cricklewood, offering a wide range of flights to destinations worldwide. London Luton Airport is situated around 25 miles northwest of Cricklewood, serving as a hub for both scheduled and low-cost airlines.



Cricklewood Station is approximately 0.7 miles from the subject property, offering swift Thameslink services to Kings Cross, London Bridge, Luton Airport and beyond within convenient travel times.

## JOURNEY TIMES FROM CRICKLEWOOD THAMESLINK STATION





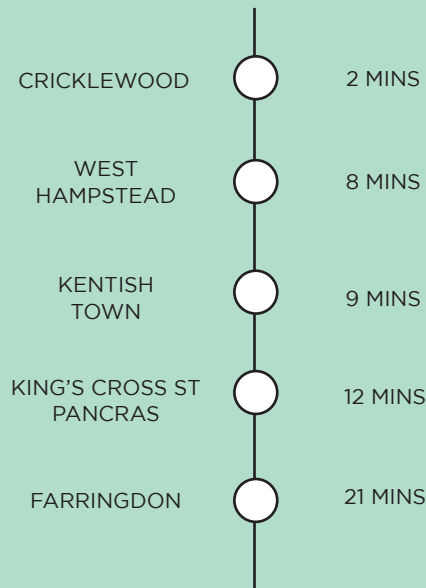
# Brent Cross Regeneration

*One of the biggest regeneration projects in Europe* ”

The nearby Brent Cross Cricklewood scheme, a comprehensive regeneration spanning 151 hectares. This initiative has given rise to a sustainable new town center for Barnet and North London, incorporating significant residential and commercial developments.



JOURNEY TIMES FROM  
THE NEW BRENT CROSS WEST  
THAMESLINK STATION



The new Brent Cross West Station will significantly improve transport accessibility, offering swift connections to key destinations such as Kings Cross St Pancras in just a 12-minute journey, thereby improving connectivity and convenience for residents and visitors alike.



The regeneration scheme includes: the modernization and expansion of Brent Cross London shopping center; 4.2 million square feet of new office space; a new, additional Thameslink mainline station and public transport interchange; 7500 new homes built to sustainable standards; a new high street to the south of the North Circular with shops, cafes, restaurants, and office space.



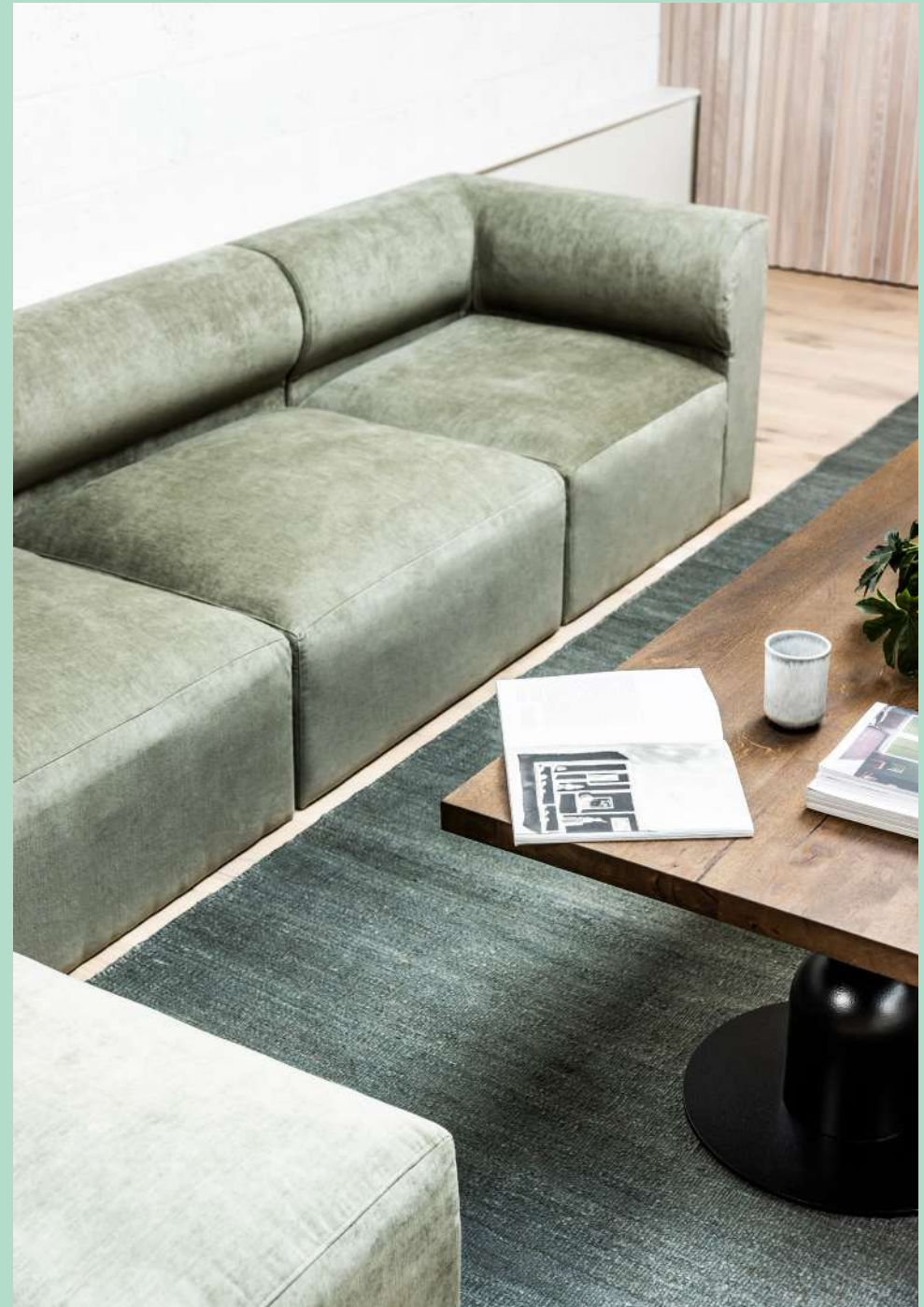


# Value Add Residential Potential

Significant development potential, with the property not encumbered by an article 4 restriction for a private owner occupier residence.

The property adjacent to The Langton, Watton Works, which comprises 5,500 sq ft, has recently received planning approval for a change of use from Commercial (Class E) Office to a self-contained flat over the first floor. The property is currently being used as a co live / work space.

Considering the buildings unique design, and given the recent approval for the adjacent property, we believe the property would benefit from a similar change of use.









# History

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Not many people know that Cricklewood's rich history is steeped in automotive heritage, notably marked by Bentley Motors, which established its first factory in the area in 1919, propelling the neighborhood into the annals of luxury car manufacturing.

## *Bentley Motors in Cricklewood*



Legendary English engineer Walter Owen Bentley in his 1927 Bentley 4 1/2 Litres

Born in 1888 as the youngest of nine siblings, Walter Owen Bentley – though he preferred to be called W.O. – founded Bentley Motors, on 10 July 1919. Now, almost 100 years later, his name is known across the globe for creating cars with an unrivaled blend of performance and the finest craftsmanship and materials.



From modest beginnings, the company moved from strength to strength in a relentless pursuit of both luxury and performance.

In October 1919, Bentley Motors' first-ever engine, the 3-litre, burst into life in New Street Mews, near Baker Street, London.

W.O. reckoned racing was the best way to promote the new company and embarked on an ambitious motorsport program even before the sale of his first car.



The Mews premises were too small for larger-scale production, so finding a suitable location for properly equipped works became a priority. Eventually, W.O. bought a plot of land in Oxgate Lane, Cricklewood, bordered by fields and rolling countryside, and it was here that the first building was erected in 1920 for the assembly of the next three experimental cars.

## LE MANS.



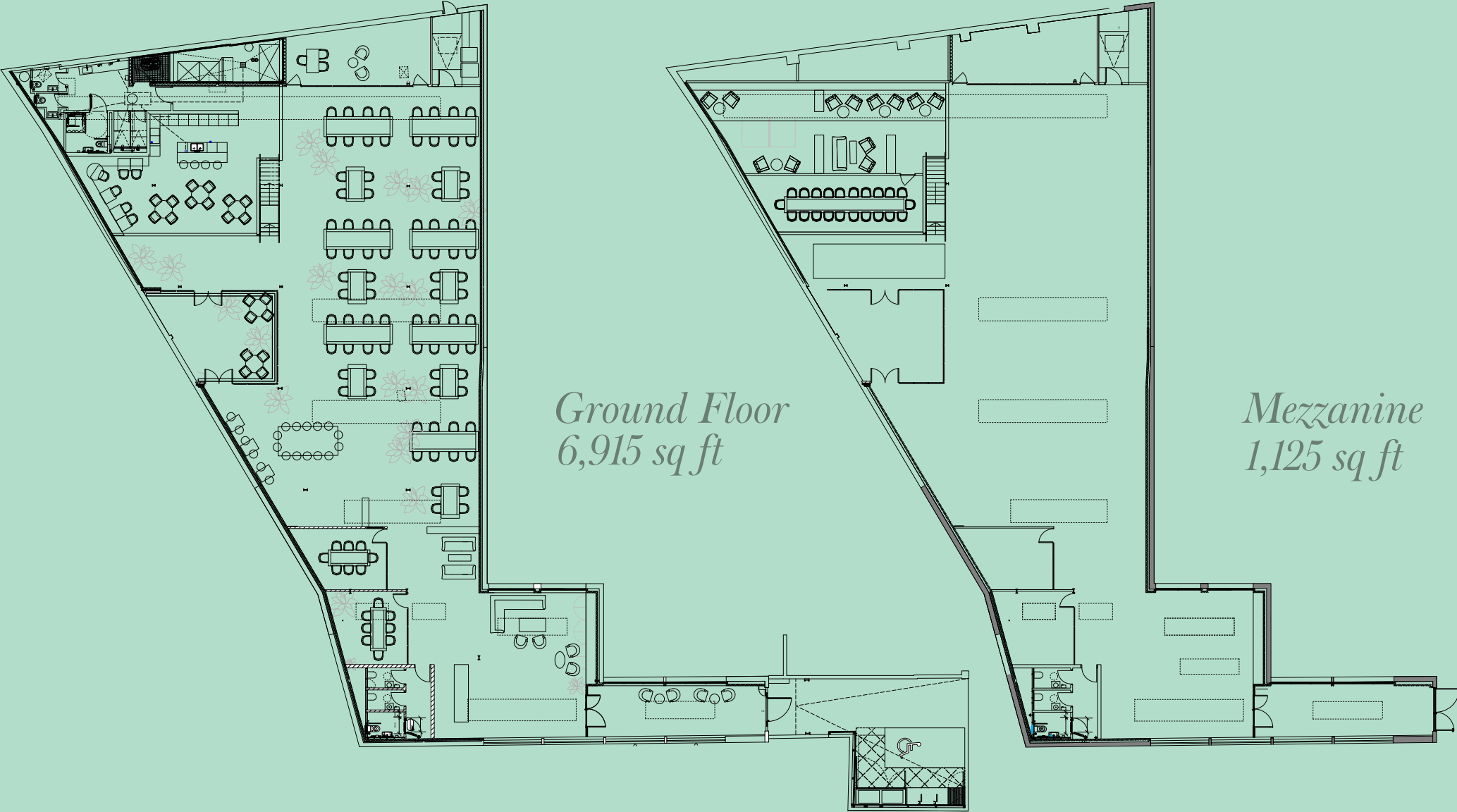
A Bentley won its first event in May 1921, and the 3-litre went on to compete at Le Mans five times, winning twice. It still holds the record for the biggest winning margin (by 212 miles, in 1927).

## *Cricklewood Bentley Factory*





# Floor Plans



*Ground Floor  
6,915 sq ft*

*Mezzanine  
1,125 sq ft*





Feature courtyard garden for a relaxing break, informal meetings or a coffee. Separately irrigated, also ideal for staff herb garden.



# Further Information

[Click here to View Matterport Walkthrough Video.](#)

## VAT

The property has been elected for VAT.

## Contact

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