

# ATLAS BUSINESS CENTRE

OXGATE LANE, STAPLES CORNER, NW2 7HJ

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FOREST  
REAL ESTATE

**TO LET**

**4,337 SQ FT**

**A Large Open Plan Industrial/Warehouse  
Within A Gated Estate**

## **Key Features**

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- 2x Roller Shutter Doors
- 3 Phase Power
- 4 Parking Spaces
- Ceiling Heights 4.1m - 7.4m
- Internal Repairing Leases
- Loading Bay
- LED Lighting
- Securely Gated Estate With CCTV
- New Screeded Flooring
- 24/7 Access

**Unit 10A, Atlas Business Centre, Oxgate Lane**  
Staples Corner, NW2 7HJ





## Description

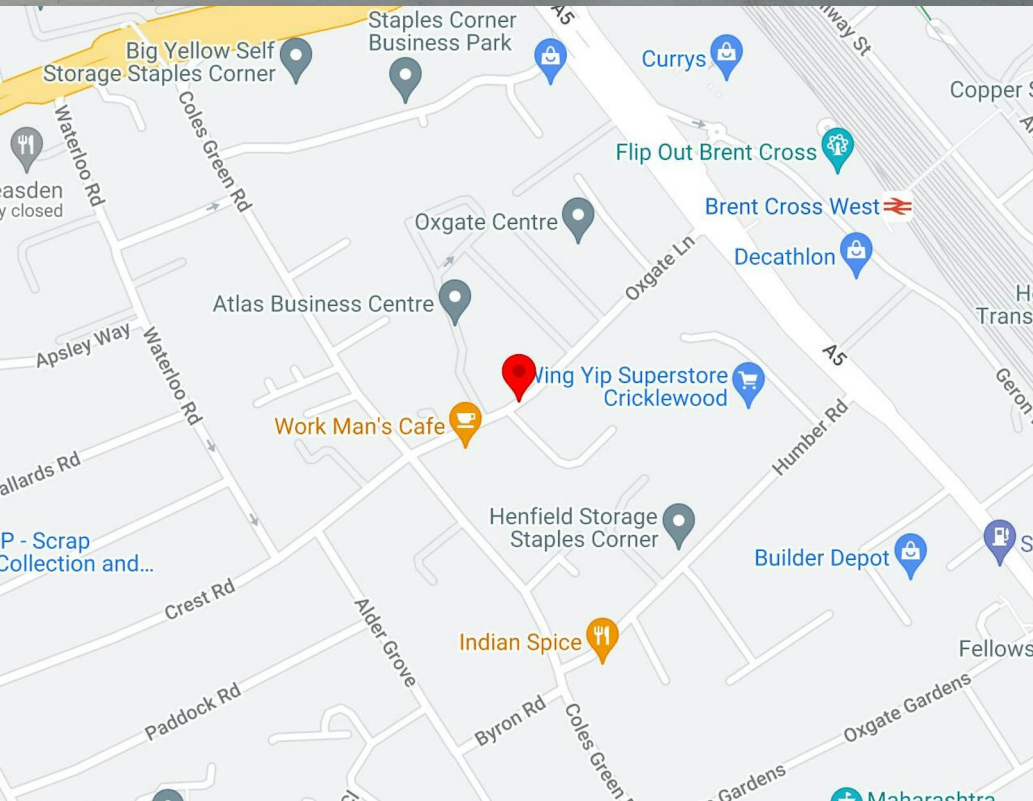
A clear spacious industrial/warehouse within a securely enclosed estate. Entry is facilitated through two roller shutter doors connected to a designated loading area.

The property also features 3 phase power, on site waste disposal services, and parking facilities accessible within the estate.

## Location

Conveniently positioned on Oxgate Lane adjacent to the A5, just half a mile from junction 1 of the M1 motorway, this location offers easy access to the A40 and A41 arteries leading into central London.

Within a one-mile radius, you'll find Hendon Railway Station, Brent Cross Underground Station (Northern Line), and Cricklewood Railway Station.





# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£78,000 per annum
<b>Rates</b>	£23,453 per annum
<b>Service Charge</b>	Rent inclusive of service charge
<b>VAT</b>	Applicable
<b>EPC</b>	B (32)

# Contact

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**F O R E S T**  
R E A L E S T A T E

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