



HQ Office Building with 40 car spaces in Willesden NW10 available to rent on competitive lease terms or for sale on a 250 year lease.

## **UTOPIA HOUSE, 192-196 HIGH ROAD WILLESDEN**

Willesden, NW10 2PB

Office

# **TO LET / FOR SALE**

**16,397 sq ft**  
(1,523.33 sq m)

- 15,487 sq ft office space over ground and first floor
- 910 sq ft workshop in basement
- 40 parking spaces in basement and open car parking
- Air cooling throughout
- Central double height atrium break out space

# Utopia House, 192-196 High Road Willesden, Willesden, London, NW10 2PB

## Summary

Available Size	16,397 sq ft
Rent	£19.50 per sq ft
Price	£4,000,000
Rates Payable	£8.27 per sq ft
Rateable Value	£265,000
Car Parking	Up to 40 Car Spaces available
VAT	Applicable. The building is elected for VAT
EPC Rating	C



## Description

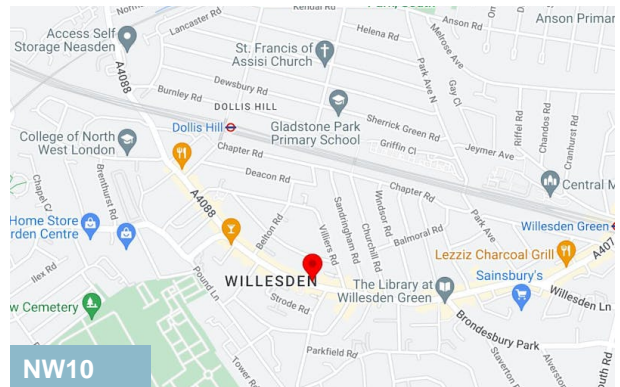
A self-contained HQ office building arranged over ground and first floors. The property benefits from 40 onsite car parking spaces both within the basement and to the rear of the property all accessed from Chaplin Road. The office space is modern with a selection of partitioned offices as well as open plan areas. A central double height atrium provides bright and spacious staff break out space.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement - Workshop and Storage	910	84.54	Available
Ground - Offices	7,638	709.59	Available
1st - Offices	7,849	729.20	Available
<b>Total</b>	<b>16,397</b>	<b>1,523.33</b>	



## Terms

To let on a new lease (flexible terms available) or for sale on a 250 year lease.

## Viewing & Further Information



### Peter Wilson

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### David Matthews

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**More properties @ [dutchanddutch.com](https://dutchanddutch.com)**

GENERAL NOTES



A   10.02.12 ISSUED FOR INFORMATION.		PM
Rev	Issue	Description

**ARTHUR MCKAY**  
ELECTRICAL | MECHANICAL | FM | NETWORKS  
BUILDING SUPPORT SERVICES GROUP

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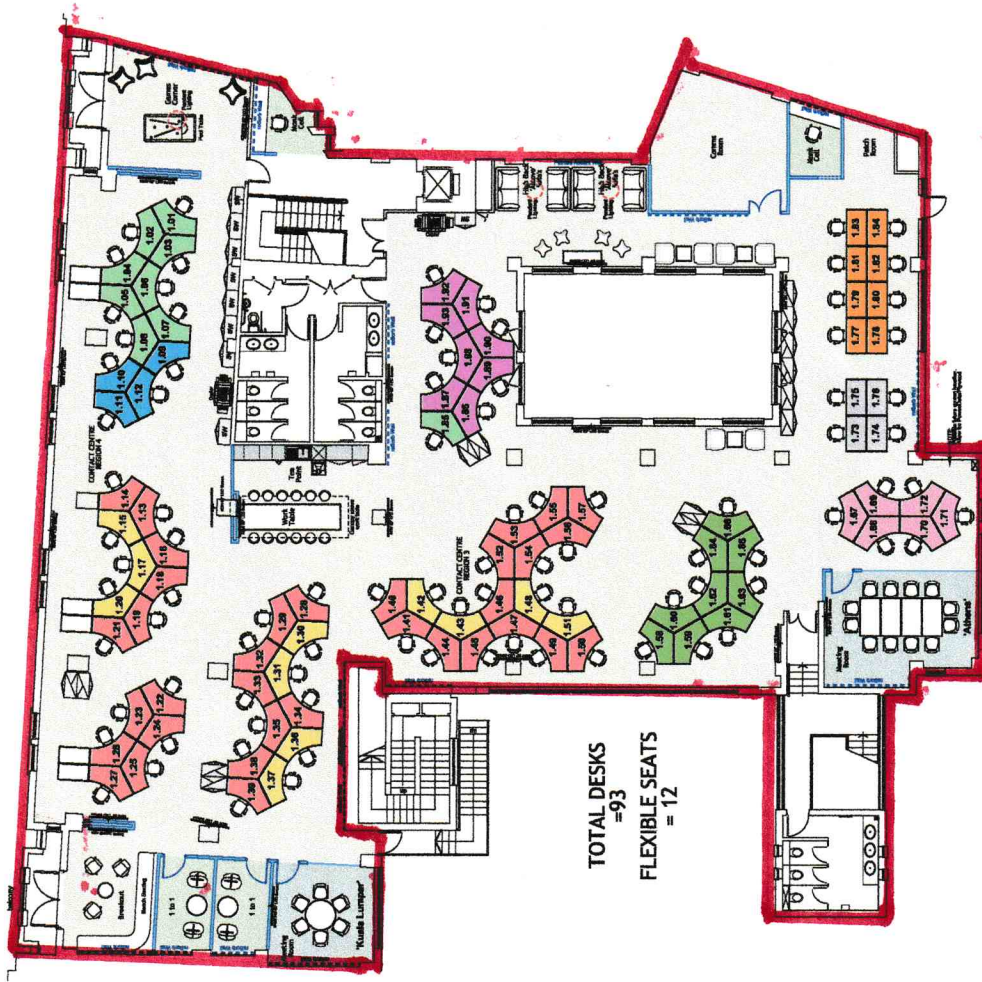
Edinburgh, London & Glasgow.

**GENESIS HOUSING ASSOCIATION**

**192 WILLESDEN HIGH RD LONDON**

**LIGHTING & EMERGENCY LIGHTING LAYOUT BASEMENT**

INFORMATION			
Drawn By	PM	Date	FEB 14
Checked By	CK	Scale	1:100
Project No			EL0092
Drawing Number			EL0092 60 BS 100
Rev			<b>A</b>



**Schedule of Accommodation**

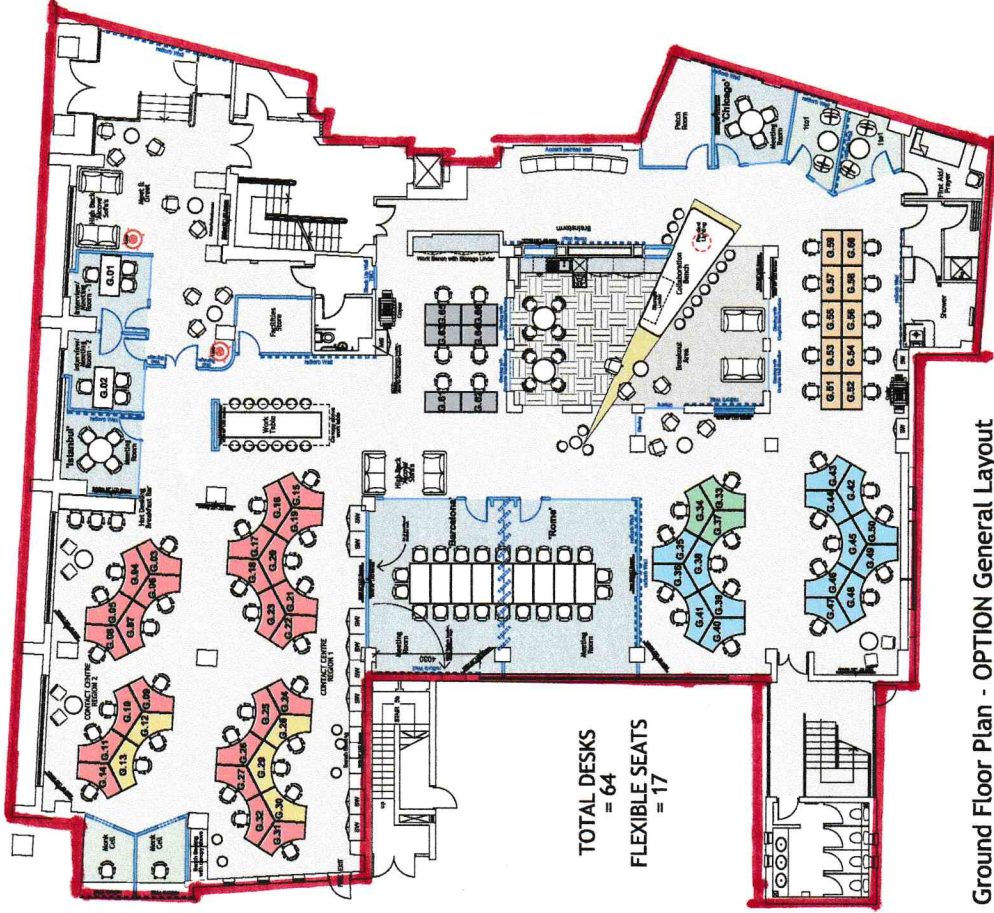
GPS (Resource Schedulers)	= 11
Contact Centre	= 42
HR&E Team	= 9
Temporary Housing	= 4
Health Media Team	= 8
Business Support	= 8
Management Team	= 4
Admin Team	= 6
Hot Desks	= 9
Meeting Room (12 Person)	= 1
Meeting Room (4 Person)	= 1
1 to 1 Rooms	= 2
Mark Cells	= 2

TOTAL DESKS  
= 93  
FLEXIBLE SEATS  
= 12

### First Floor Plan - OPTION General Layout

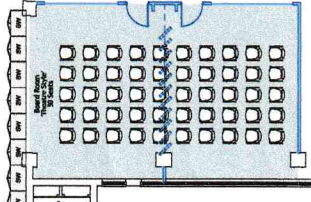
**PARTITION & FURNITURE KEY**

- Existing partition
- Existing Building Shell/Phase Build Wall
- Existing Partition/Doors to be Demolished
- New 75mm Stud Partition
- New 75mm 1/2 Hour Fire Rated Partition
- New 100mm Acoustic Steel Partition
- New 100mm 1 Hour Fire Rated Partition
- New 100mm Slab to Slab Partitions
- New Blown Glazing
- Existing Doors
- New Doors
- Double 'Velux Panel'
- VP
- Door Reference Number
- Low Level Storage Unit
- Medium Level Storage Unit
- High Level Storage Unit
- Storage Wall
- Shelving
- Workbench
- Office Desk Chair
- Office Desk



**Schedule of Accommodation**

GPS (Resource Schedulers)	= 5
Contract Management	= 10
Contract Centre	= 25
KIER	= 18
FM/I.T. Team	= 4
Hot Desks	= 3
Meeting Room (22 Person)	= 1
Meeting Room (4 Person)	= 2
Interview Rooms	= 2
1 to 1 Rooms	= 2
Monk Cells	= 2



Boardroom Classroom Style

TOTAL DESKS = 64  
FLEXIBLE SEATS = 17

Ground Floor Plan - OPTION General Layout

**PARTITION & FURNITURE KEY**

- Existing partition
- Existing Building Shell/Frame Build Wall
- Existing Partition/Dorm to be Demolished
- New 75mm Slab Partition
- New 75mm 1/2 Hour Fire Rated Partition
- New 100mm Acoustic Slab Partition
- New 100mm 1 Hour Fire Rated Partition
- New 100mm Slab to Slab Partition
- New Sliton Glazing
- Existing Doors
- New Doors
- VP
- Double 'Vision Panel'
- Door Reference Number
- Low Level Storage Unit
- Medium Level Storage Unit
- High Level Storage Unit
- Storage Wall
- Shelving
- Workbench
- Office Desk Chair
- Office Desk

