



NOW AT NEW RENT SUBSTANTIALLY REDEVELOPED WAREHOUSE BUILDING

OAKLANDS WORKS

23 Oaklands Road, Cricklewood, NW2 6DL

Office

TO LET / FOR SALE

7,519 sq ft

(698.54 sq m)

- May suit a wide range of uses including office, medical, leisure, fitness and showroom
- Two large courtyard's
- Walking distance to Cricklewood Thameslink Station
- Located in the heart of Cricklewood just off the Broadway close to the shops, cafes and restaurants
- Refurbished 12 months ago in a £500,000 fit out by a cutting edge co-working Centre
- Furniture package available

Oaklands Works, 23 Oaklands Road, Cricklewood, NW2 6DL

Summary

| | |
|-----------------------|---|
| Available Size | 7,519 sq ft |
| Rent | £24.50 per sq ft |
| Price | £2,850,000 |
| Business Rates | Interested parties are advised to check with the London Borough of Brent. |
| EPC Rating | C |

Description

NEW RENT ALERT!

Stadium House, Oaklands Works is a stunning warehouse premises that has recently been rebuilt to a high standard. The building is accessed via a private courtyard off Oaklands Road and arranged over ground and mezzanine floors with a collection of dedicated partitioned rooms around the perimeter and a number of flexible open plan areas.

Following the rebuild the property was refurbished 12 months ago in a £500,000 project by a cutting edge co-working hub and has a wide range of benefits including brand new male and female W/C's, shower room, bespoke kitchen / break out area, bright reception, collection of private rooms / meeting rooms, excellent natural light, high ceilings as well as a new air conditioning system for hot and cold air. To the rear of the property is an additional large private landscaped courtyard which is currently used as breakout / working area.

Location

Cricklewood is one of the fastest up-and-coming neighborhoods in London. Packed full of independent shops, cafes and eateries, the area has a real community feel and is quickly attracting both families and young professionals as well as a range of businesses. The location has good transport links and benefits from being a short walk to Cricklewood Thameslink and a number of bus services on Cricklewood Broadway.

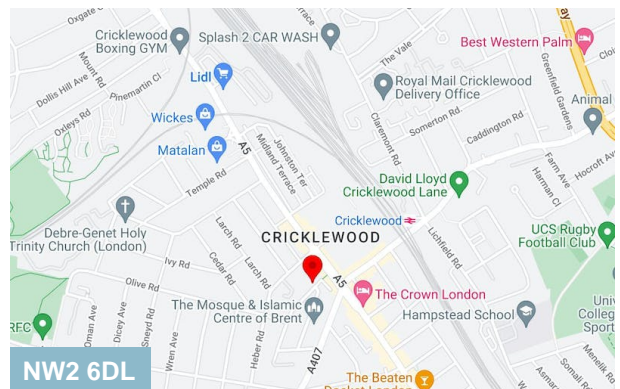
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 6,107 | 567.36 | Available |
| Mezzanine | 1,412 | 131.18 | Available |
| Total | 7,519 | 698.54 | |

Viewings

Via arrangement with Dutch & Dutch or via the joint agents Burlington Green & Partners and Belcor.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

Adam Vellerman (Burlington Green Partners)

07879477710

Joe Meisel (Belcor)

07872 350 838

More properties @ dutchanddutch.com