

# Unit 22

Atlas Business Centre, Cricklewood  
NW2 7HJ

UNIT TYPE Warehouse  
TOTAL AREA 3,179 Sq Ft / 295 Sq M

RENT £4,901.00 PCM + VAT

Large light industrial unit with easy access to Central London via the A40 and the A41.



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Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Gas
- Roller Shutter
- WC

## EPC RATING



## DESCRIPTION

Rent inclusive of service charge. Unit to be refurbished prior to letting.

Access to Unit 22 is gained via a roller shutter door serviced by a dedicated loading bay, with additional mezzanine storage and a WC located to the rear of the unit. The unit further benefits from 3 phase power and a gas supply and a max height of 8.57m. Located within Staples Corner, Atlas Business Centre is a well-established estate providing a range of services including automatic gates, CCTV, parking, waste management and a dedicated on site team.

## LOCATION

The estate benefits from excellent road connections across London via the M1, North Circular and A5. There are numerous buses that service the area and Hendon Railway station, Brent Cross underground station (northern Line) and Cricklewood Railway station are all only 1 mile away with the new Brent Cross West station, part of the wider Brent Cross regeneration, coming soon.

