

# SHUBETTE HOUSE

LONDON  
NW2 7HF

2 APSLEY WAY | STAPLES CORNER



**47,132 SQ FT (4,378 SQ M) GRADE A DETACHED  
HEADQUARTERS WAREHOUSE / OFFICE SPACE**





## ACCOMMODATION

Floor Area	sq ft	sq m
Warehouse	21,780	2,023
Ground floor offices	2,295	213
First floor offices	2,295	213
<b>Total</b>	<b>26,370</b>	<b>2,449</b>
Mezzanine	20,762	1,929
<b>Overall total</b>	<b>47,132</b>	<b>4,378</b>

## DESCRIPTION

This HQ building was comprehensively refurbished in 2007 by Barbara Weiss Architects to provide a design led warehouse with showroom and offices benefiting from excellent natural light.

A mezzanine floor has been installed throughout the unit offering both storage/production and high quality office accommodation. The property also offers the following:

- Original eaves height of 7.3m
- Large self-contained yard area
- Excellent car parking provision (46 spaces)
- Two full-height electrically operated loading doors
- Warehouse heating and lighting
- Fully fitted office accommodation over two storeys
- Exceptional additional offices/design space on the mezzanine floor
- Cantilever racking system capable of storing 200,000 garments
- Air Conditioned (Exc. Mezzanine and Warehouse)

## LOCATION

The property is located on Apsley Way off the A406 North Circular Road and benefits from excellent access to the following:

- 200 yards - A406 North Circular Road
- 0.5 miles - Staples Corner Roundabout, M1 motorway and A5 Edgware Road
- 1 mile - A41
- 8 miles - Central London

The property is served by the following public transport connections:

- 0.5 miles - Bus routes 112, 182, 232 & 611
- 1.5 miles - Brent Cross Underground Station (Northern Line)
- 1.5 miles - Neasden Underground Station (Jubilee Line)

## TERMS

The premises are available on a new lease for a term to be agreed.

## RATES

Interested parties should make their own enquiries with the London Borough of Brent.

## LEGAL COSTS

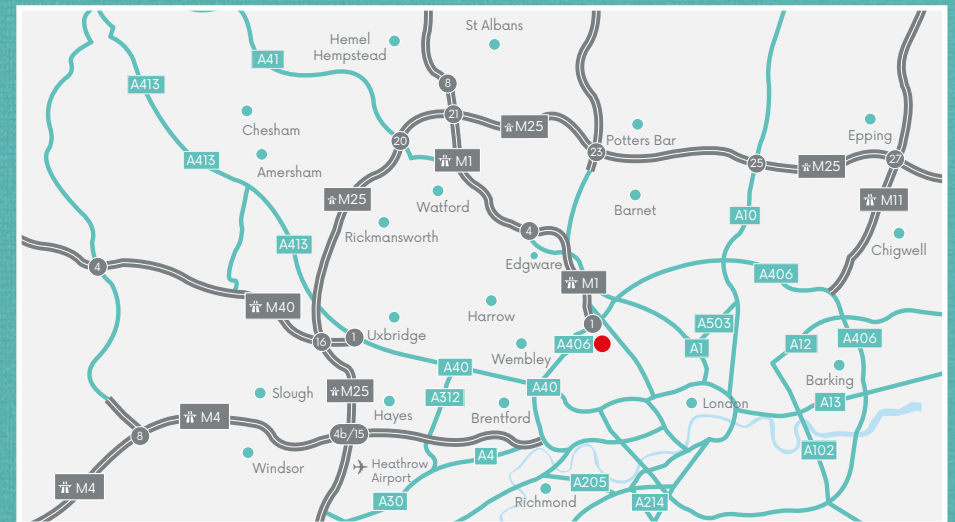
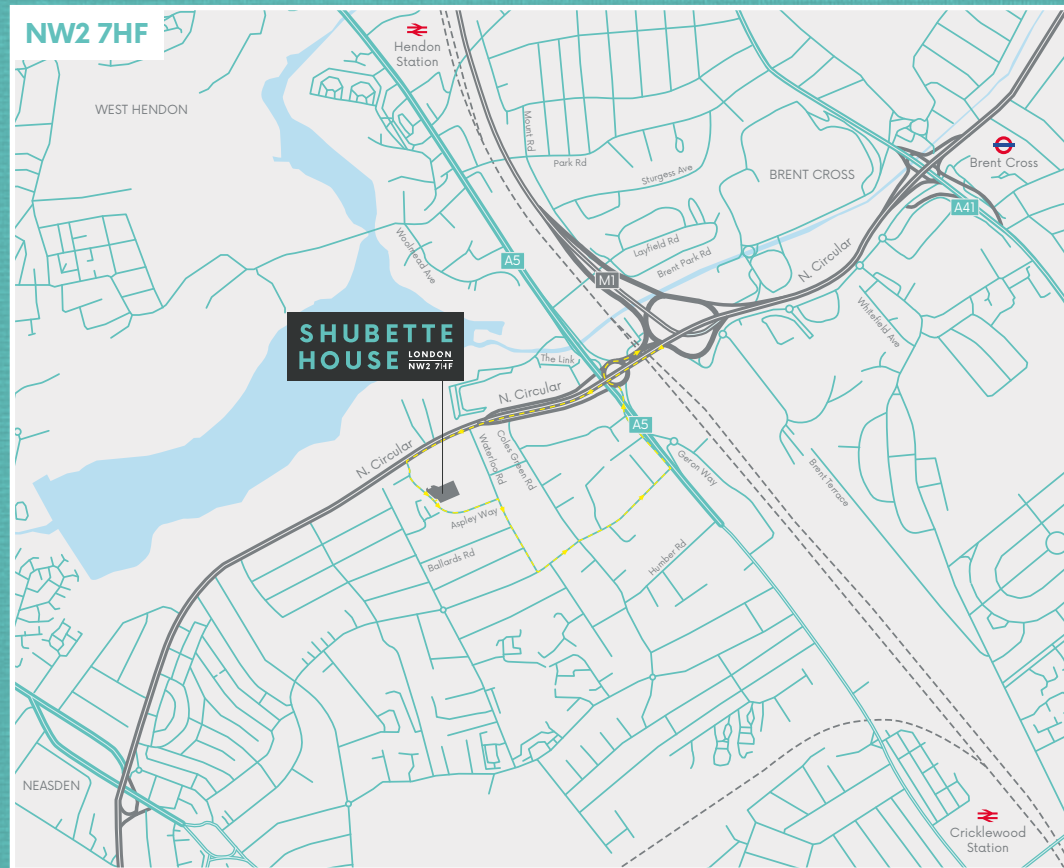
Each party to bear their own legal costs incurred.

## EPC

An EPC is available on request.



The local area is set to benefit from the Brent Cross Cricklewood regeneration plans. The development is set to bring 7,500 new homes, 4m sq ft offices, improved transport links and an extension to the Brent Cross Shopping Centre. Further information is available at [barnet.gov.uk/citizen-home/regeneration/brent-cross-cricklewood.html](http://barnet.gov.uk/citizen-home/regeneration/brent-cross-cricklewood.html).



## VIEWING

Please contact:



**Alex Kington**

E: [alex.kington@altusgroup.com](mailto:alex.kington@altusgroup.com)

T: 01753 689000

M: 07717 704538

**John Pocock**

E: [john.pocock@altusgroup.com](mailto:john.pocock@altusgroup.com)

T: 01753 689000

M: 07766 072273

Misrepresentations Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. December 2017.