

## 39 WATERLOO ROAD, STAPLES CORNER, LONDON, NW2 1TT



### Office/Storage Building 13,626 sq ft (1,265.89 sq m) To Let

- Well fitted office & storage building
- Arranged over two floors
- Flexible Terms
- Excellent Road Connections
- Excellent Rail Links
- Immediate access to A406
- Loading forecourt/parking

020 7629 5456

46 Mount Street  
Mayfair, London W1K 2HH  
[brayfoxsmith.com](http://brayfoxsmith.com)

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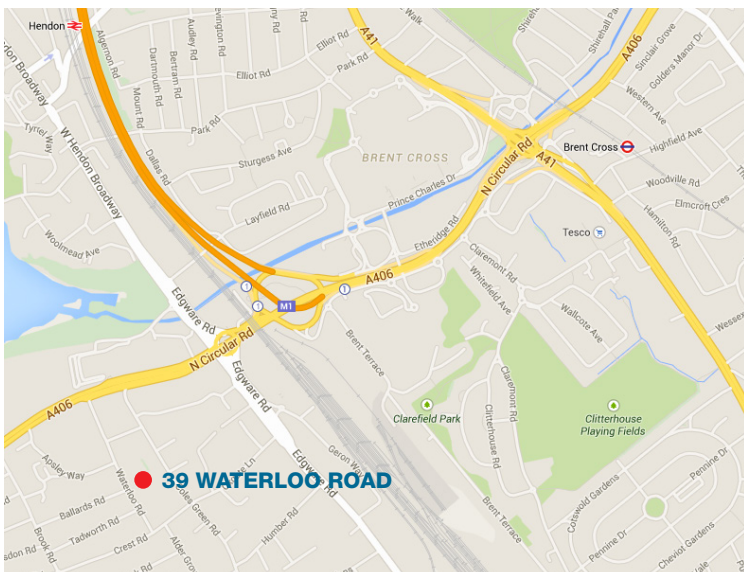
## Location

### Road

Waterloo Road is located near to the intersection of the A406 (North Circular Road) and the A5 (Edgware Road), close to junction 1 of the M1 and therefore benefits from excellent connections to central London, the national motorway network and the rest of London both to the east and west. Access to Waterloo Road is gained directly off the A406 and the property is located on the western side of the thoroughfare, opposite Ballards Road, in a predominantly industrial area but adjoining residential properties.

### Rail

Rail connections are located at Hendon (approximately 2 miles away), which is on the Thameslink providing direct access to Kings Cross & St Pancras International and Liverpool Street, south London and northbound to Luton Airport and St Albans. The interchange at West Hampstead, two stops to the south, provides very convenient access to the Jubilee line and direct over-ground routes to many west and east London destinations. Brent Cross underground station (Northern Line) is located close to the Brent Cross flyover.



## Description

The property comprises a detached two storey building of brick construction under a pitched tiled roof, together with a single storey brick built reception/office. The ground and first floors are divided to provide a range of well fitted offices and various storage, showroom, service and workshop areas. To the front of the building is a small roller shutter fronted by a small paved forecourt/loading area.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following net internal areas:

First Floor	6,480 sq ft	602.01 sq m
Ground Floor	6,480 sq ft	602.01 sq m
GF Ancillary Areas	666 sq ft	61.87 sq m
<b>Total (NIA)</b>	<b>13,626 sq ft</b>	<b>1,497.70 sq m</b>



## Terms

The premises are to be let on a new lease for a term and at a rent to be agreed, subject to contract. Further information is available on application.

## Viewings

Strictly by appointment through the agents:

**Patrick Fox**

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