

2nd Floor
120 Marylebone Lane
London, W1U 2QG

T. 020 7935 3553
F. 020 7935 0704
www.clprop.co.uk

NEW LEASE
FLEXIBLE TERMS AVAILABLE
SHOWROOM/WAREHOUSE
UNIT 1
SAYER HOUSE OXGATE LANE
LONDON NW2 7JN
5,862 SQ FT APPROX



SHOWROOM CAPABILITY
EXCELLENT PROMINANCE
FORECOURT PARKING FOR CUSTOMERS
MEZZANINE FLOOR

Showroom/warehouse located moments from The North Circular Road (A406). This corner unit benefits from rear loading, street frontage and has a large mezzanine floor; there is also the added benefit of 6 car parking spaces. The forecourt can be used for customer parking if required.

Collins Commercial Ltd t/a Collins Lambourn
Registered Office: 170 Finchley Road, London, NW3 6BP.
Registered in England No. 4330297

Page 2 Unit 1 Sayer House.

APPROXIMATE DIMENSIONS:

The property is arranged as follows:-

Ground Floor:	4,612 sq. ft
Mezzanine Floor:	<u>1,250</u> sq. ft
TOTAL	<u>5,862</u> sq ft approx.

LEASE

New lease for a term by agreement

RENT

£7.50 per sq. ft. per annum exclusive (Plus VAT where applicable)

RATES PAYABLE

£3.37 per sq. ft. per annum approximately.

SERVICE CHARGES

To be confirmed

POSSESSION

Upon completion of legal formalities.

VIEWING

By appointment through Vendor's joint agents:

(Subject to contract)

David Matthews / Zach Forest

(020 7794 7788)

Paul Collins

(020 7935 3553)



NOTE: The details contained in these particulars are believed to be correct but can not be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.

November 2011