



AVAILABLE TO LET

# Wotton Works

16 Wotton Road, Cricklewood, London NW2 6PX

Newly Refurbished Offices

## Newly Refurbished Offices

Wotton Works is a former interwar aircraft factory occupied by Handley Page but is now offers a range of well-designed, contemporary and desirable workspaces.

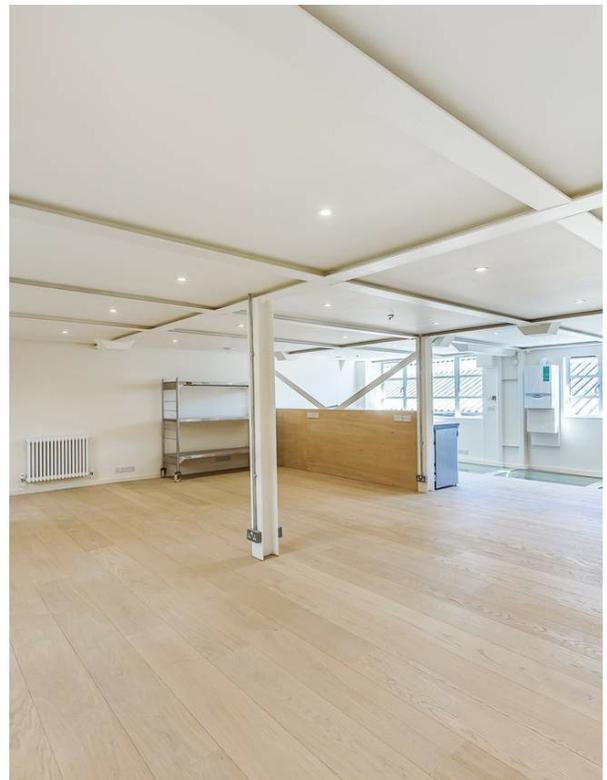
This self contained unit comprises 1,668 sq ft over ground and first floors offering a combination of office, storage and showroom with lots of natural light from the double aspect crittal windows. The accommodation is accessed via sectional "up and over" garage doors which lead onto a covered triple height communal courtyard. There is a WC on the ground floor and a kitchenette and wet room on the first floor. The unit is equipped with a fresh air heat recovery system, wide plank engineered oak floors, 100% LED lighting, super fast fibre optic broadband and a door entry system.

A planning application is shortly to be submitted seeking living accommodation on the first floor, which if Consented would give this unit a "Work Live" classification. We are informed that on street business permits are obtainable and it is likely that Small Business Rates relief would be available.

<b>Rent</b>	£25.00 psf
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Size</b>	1,668 Sq ft
<b>VAT charges</b>	No VAT.
<b>EPC certificate</b>	Available on request

Marketed by: Dutch & Dutch

For more information please visit:  
<http://example.org/m/47793->



Newly developed

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Exposed conduits and automated roller shutter doors with WC on ground floor

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Attractive external lighting and landscaping

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Parking permits available on the street

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Super fast fibre optic broadband and App based Door entry system

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Access to communal courtyard

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Loading via 5m high roller shutter

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First floor wet room with floor to ceiling limestone finishes and underfloor heating

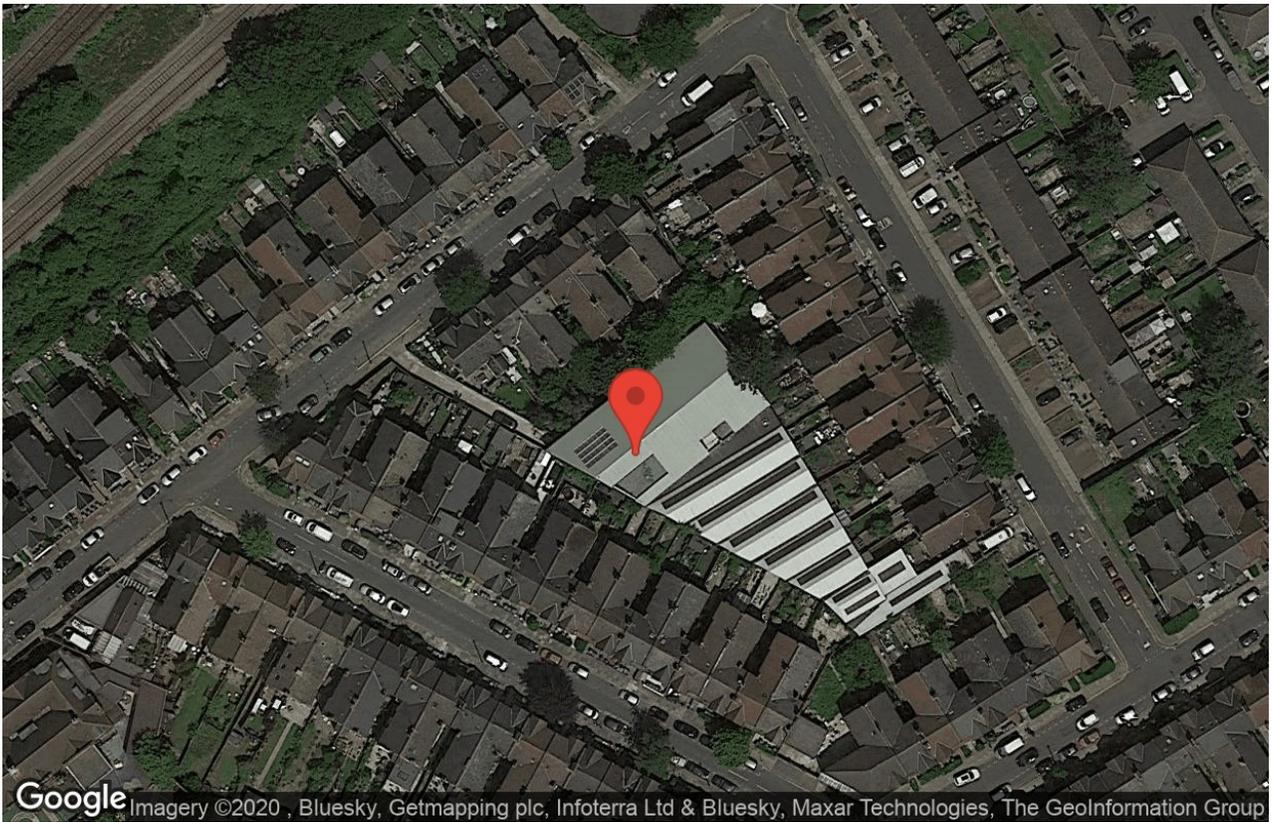
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Small kitchenette at first floor with stainless steel appliances and granite worktops

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Planning Application submitted for Work Live, which if successful would give consent to use the first floor as living accommodation

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Data provided by Google

**Floors & availability**

Floor	Size sq ft	Status
Ground	882	Available
First	786	
<b>Total</b>	<b>1,668</b>	

**Location overview**

Staples Corner is a strategic shopping location with a multitude of retailers serving end users and London's business, with specialist retailers in the construction trade.

Brent Cross shopping centre has a variety of retailers including John Lewis, Apple, Footlocker and M&S. There are also several café/restaurant options. Wotton Works sits within close proximity to various road networks including; North Circular Road (A406), junction 1 of The M1 motorway, A1 and the M40.

**Airports**

London Heathrow 11.7m, London City 12.6m, London Luton 22.6m

**National rail**

Cricklewood 0.5m, Brondesbury 1.4m, Brondesbury Park 1.5m

**Tube**

Cricklewood 0.5m, Willesden Green 0.7m, Dollis Hill 0.8m

**Viewings**

Viewings strictly through Vendors agent Dutch & Dutch.

**Legal costs**

Each party to be responsible for their own legal costs incurred.

**VAT**

No VAT.

**Planning class**

B1

**EPC**

Available on request



☎ 020 7794 7788  
✉ info@dutchanddutch.com

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Dutch & Dutch

Zach Forest

☎ 020 7443 9867  
☎ 07890 209 397  
✉ zach@dutchanddutch.com

Quote reference: SALE-25185