

REF: 1648

NWXX
WORKS



OAKLAND RISE DEVELOPMENT | NWX WORKS | OLD OAK COMMON LANE | LONDON | NW10 6DU

BRAND NEW MIXED-USE DEVELOPMENT PROVIDING APPROX. 600 NEW HOMES
IN NORTH WEST LONDON

TO BE LET



Bernard
Gordon &
Company

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OVERVIEW

Brand new mixed-use development providing approx. 600 new homes in North West London.

NWX Works provides approx. 50,000 sq ft of commercial space over ground and first floors, with approx. 26,000 sq ft available as a number of units in 'Block B'.

Commercial space has been designed to specifically incorporate a day nursery, gym, and medical users.

Other uses within class E or F1 will also be considered including fitness studios, health centres, educational facilities, offices etc.

Sizes can be flexible and units will be offered in shell and core condition ready for occupiers fit out.

3 minute walk to new Crossrail Station when open (likely in 2026.)

New FR&I leases available, rent upon application.

Subject to contract.



LOCATION

NWX Works/Oaklands Rise Development is situated on Old Oak Common Lane, in and around Willesden Junction/ Acton in North West /West London. It forms part of a huge regeneration to the area which will provide in total approx. 25,000 new homes, over 650 Hectares of land, as well as a large amount of commercial space (known as NWX Works), and the introduction of the brand-new Old Oak Common Crossrail Station. NWX Works is the commercial element to the development and the first stages of the huge regeneration, providing approx. 50,000 sq ft of commercial space with approx. 600 new homes above and surrounding. The development is within approx. 10 minute walk of both Willesden Junction Overground Station as well as North Acton Underground Station with access to Westfield London in 10 minutes, Oxford Circus in 18 minutes and Euston in 20 minutes.

HS2's Old Oak Common Station will be within a 3 minute walk of the site and will offer unrivalled connectivity with 14 new platforms:- 6 HS2 platforms offering services to the North and Midlands, 4 Crossrail (Elizabeth Line) platforms and 4 conventional rail platforms serving Wales and the South West. It is likely 250,000 passengers will be using the station daily making this a major hotspot for London and will be the catalyst to the huge regeneration within the area when it opens likely in 2026.

This is a unique opportunity to get in early to an area undergoing unrivalled regeneration culminating in one of London's trendiest and most desirable places to live/work.



THE PROPERTY

NWX Works offers approx. 50,000 sq ft of commercial space within Block A and Block B of the initial stages of the Oaklands Rise Development. The two blocks offer eye-catching modern architecture at its most agile. Block B has been built with a heavy focus on the 'alternative' market, with residential units on the upper floors and flexible mixed-use units on ground and mezzanine, attracting a host of users including day nursery, medical, gym and others. Block B provides approx. 26,000 sq ft and has been split into a number of units which can be flexible in size dependent upon terms agreed. The completion of these units is due early 2022. Bernard Gordon & Co are instructed to find occupiers for 3 units, though further interest from use class E operators (or use class F1 subject to planning) are invited for any of the other commercial units.

Day Nursery Unit:

The day nursery unit has a ground floor entrance with majority of the space on the first floor. The unit currently provides approx. 5,000 sq ft but can be divided should any user require less space. There is natural light throughout and a terrace area for exclusive use of the nursery as a playground.



Indicative floor plan

Gym Unit:

The unit demised for a gym can be flexible in terms of size providing approx. 4,000 sq ft – 12,000 sq ft over ground and first floors. The unit is well lit throughout with signage opportunities at the front. There are currently double heightened ceilings which are to be split to provide a mezzanine floor, though landlords are open to discussions to provide double heights in some areas if required.

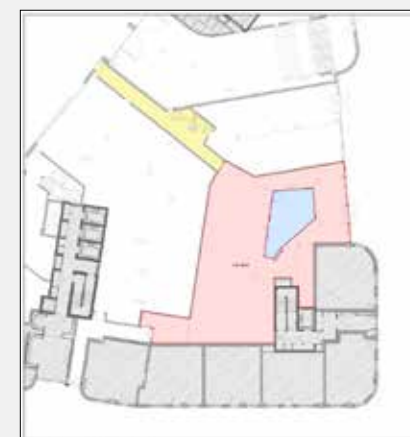


Indicative floor plan

Indicative floor plan

Medical Unit:

The unit demised for medical use is situated on the ground floor and comprises approx. 3,250 sq ft, with a central courtyard of approx. 380 sq ft. It is a self-contained unit with a private entrance on one side, and access via a communal corridor from the other side of the building. The unit is in shell and core condition with good ceiling heights.



Interest is invited from a host of occupiers for these units as well as further commercial space within Block B, further information is available upon request.

🎯 PLANNING

I am advised all commercial units have planning permission for Use Class E. It is deemed ideal for a number of uses including gym/fitness studio, medical, health, offices etc. Offers for other uses will be considered on a subject to planning basis.

NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E.

🎯 VAT

We are advised the property is elected for VAT.

🎯 POSSESSION

Vacant possession now available

🎯 SERVICE CHARGE

TBC.

🎯 BUSINESS RATES

TBC.

🎯 EPC

In hand.

🎯 RENT

New FR&I leases available with terms to be agreed, rent upon application, subject to contract.

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Tenants wishing to secure this property may be required to pay a holding deposit to Bernard Gordon & Co of £5000. This deposit is not refundable except if the landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



CONTACT THE TEAM ON:
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VIEWING STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



Bernard Gordon / Ben Wallis

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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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