

# Oaklands Works

**Oaklands Road,  
Cricklewood,  
London  
NW2 6DL**

- A former car workshop recently reimagined into a unique Class E opportunity.
- Located in the heart of Cricklewood, a vibrant North London neighbourhood.
- 7,520 sq ft (698.61 sq m) arranged over ground floor and mezzanine level.
- Available to let or for sale freehold with full vacant possession.



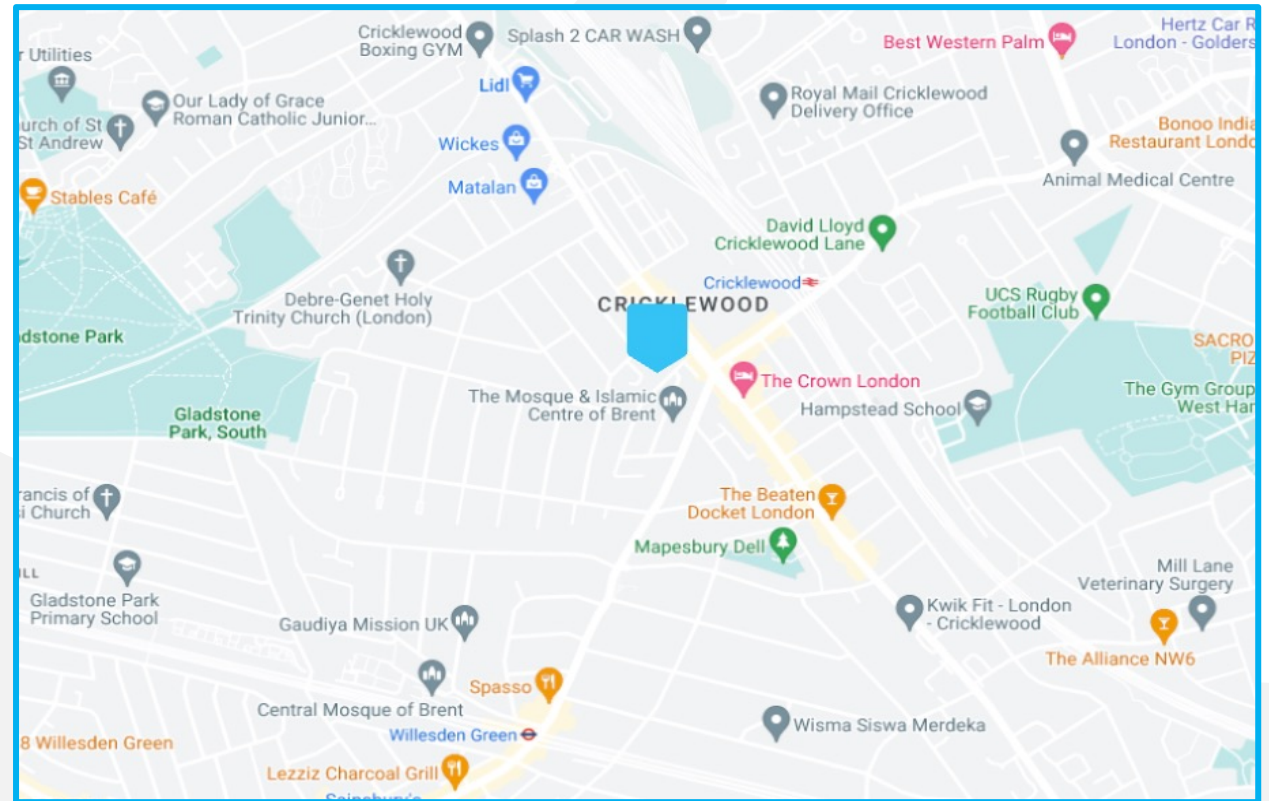
## Location & Situation

Cricklewood is a burgeoning North London mixed residential and commercial neighbourhood that is experiencing rapid growth.

Brimming with independent shops and cafes creating a vibrant community atmosphere, Cricklewood is increasingly appealing to families, young professionals, and a diverse range of local businesses.

Cricklewood benefits from excellent transport connections, and the subject premises are conveniently located within a 6-minute walk from Cricklewood Thameslink Station.

Willesden Green Underground Station (Jubilee Line) is situated 0.6 miles from the premises, and there is easy access to several bus services along Cricklewood Broadway.



## The Building

Stadium House, Oaklands Works, is an impressive warehouse facility that has recently undergone extensive reconstruction to meet high-quality standards.

Access to the building is through a private courtyard off Oaklands Road.

The premises comprise ground and mezzanine floors, featuring a combination of dedicated partitioned rooms along the perimeter and flexible open-plan areas.

The property underwent a £500,000 refurbishment project by Spacemade, transforming it into a state-of-the-art co-working hub just 12 months ago.

It offers various advantages such as newly constructed male and female W/Cs, a shower room, a custom-designed kitchen/breakout area, a vibrant reception area, a selection of private rooms/meeting rooms, excellent natural light, high ceilings, and a new air conditioning system providing both hot and cold air.

Additionally, there is a spacious private landscaped courtyard at the rear of the building, currently utilized as a breakout/working area.

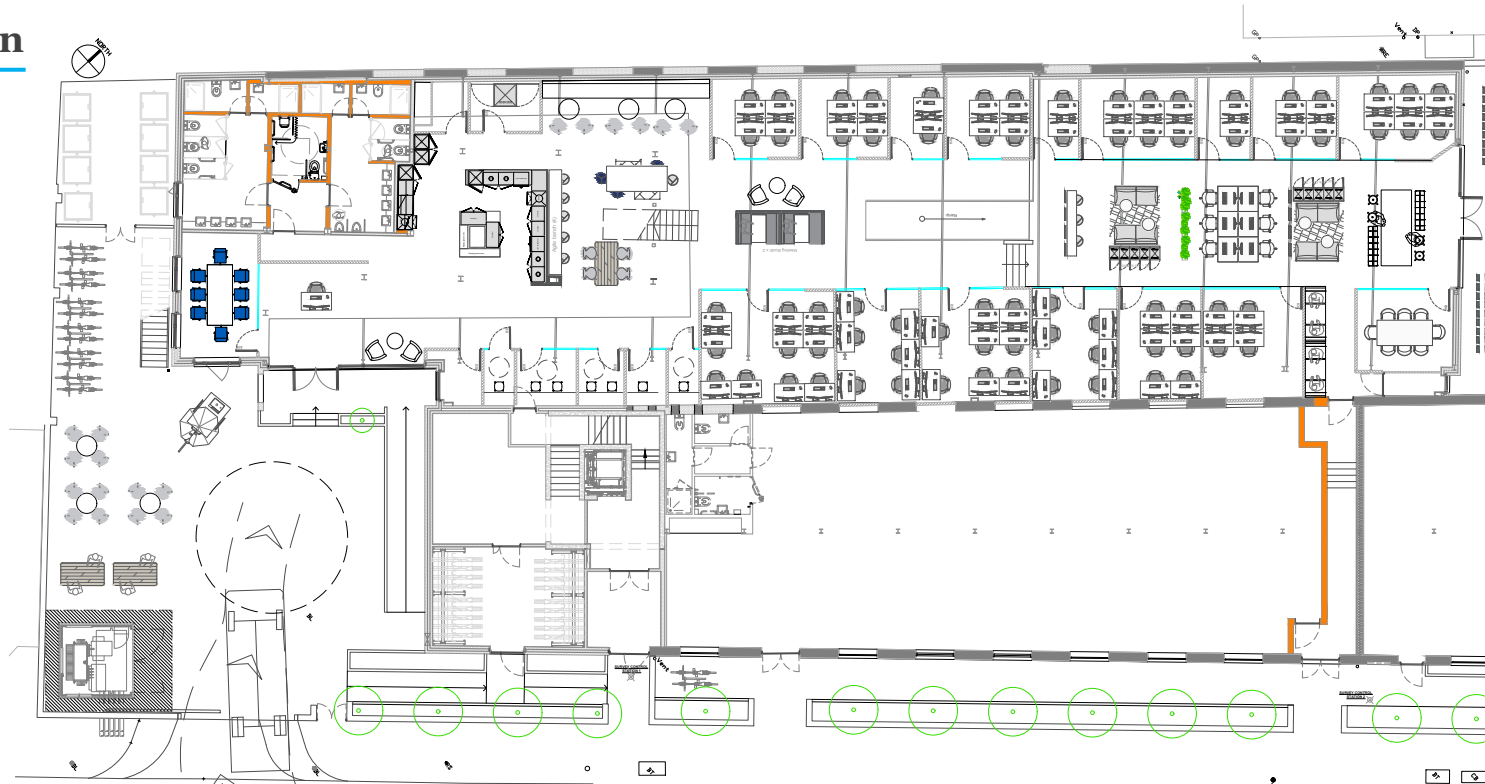


## Accommodation

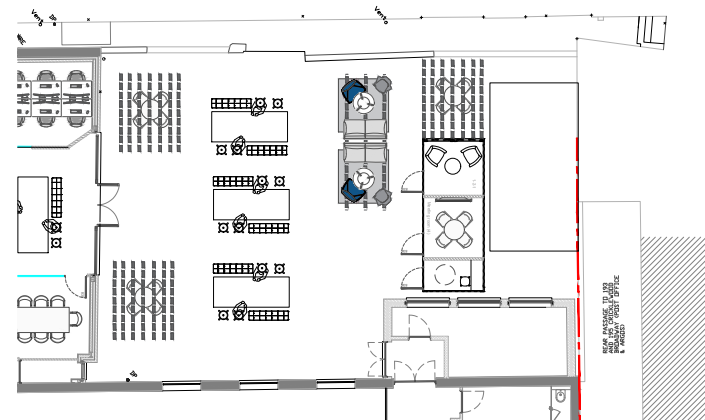
Floor	Sq Ft	Sq M
Ground	6,107	567.34
Mezzanine	1,413	131.27
<b>Total</b>	<b>7,520</b>	<b>698.61</b>



# Ground Floor Plan

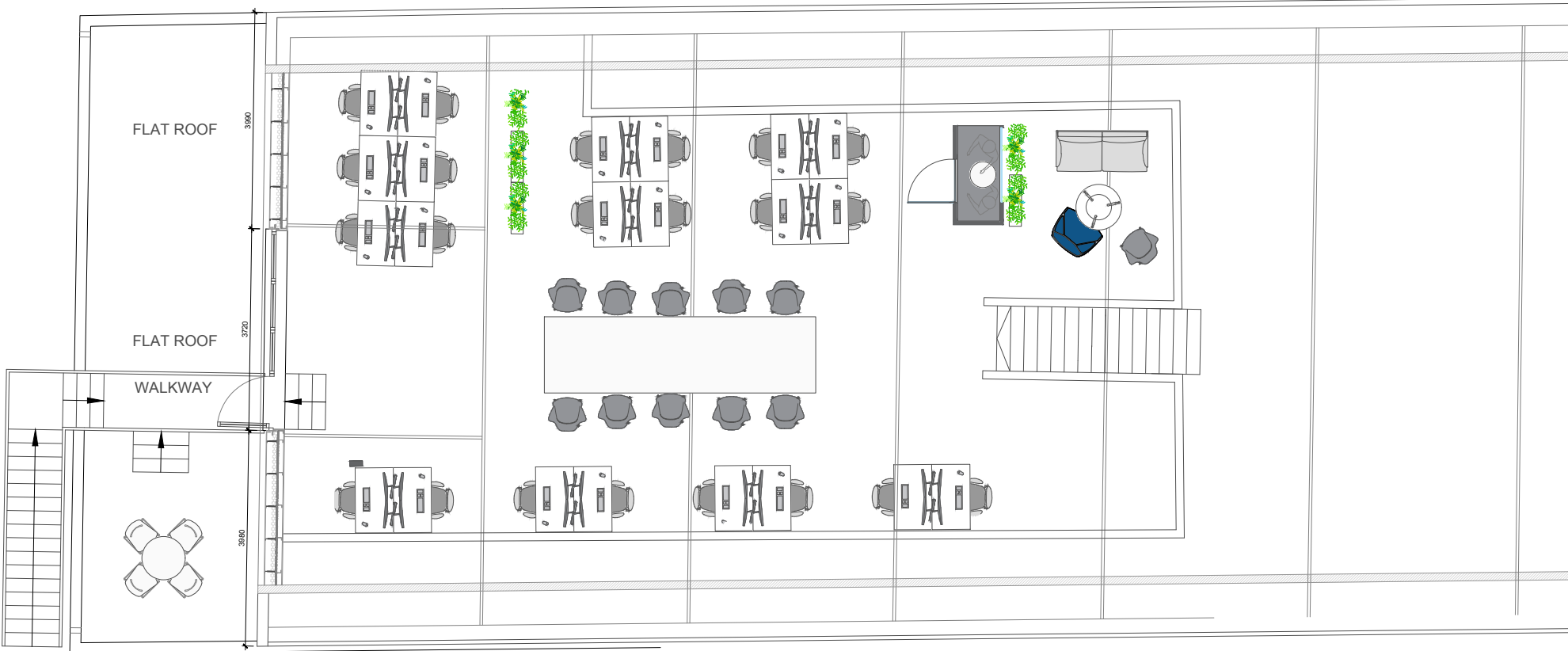


00 Proposed General Arrangement  
SCALE: 1:100



00 Proposed General Arrangement (External Courtyard)  
SCALE: 1:100

# Mezzanine Floor Plan



FLAT RC

**MEZ** Proposed General Arrangement - Opt 1  
SCALE: 1:50

## Tenure

Freehold

## Guide Price

£2,850,000 subject to contract. A purchase at this level reflects a capital value of £379/sq ft.

## Lease

A new lease to be contracted outside of the Landlord & Tenant Act.

## Rent

£29.50 per sq ft

## Service Charge

£2 per sq ft

## VAT

VAT is applicable.

## Further Information

For all enquiries and viewing arrangements, please contact either:

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