



FOR SALE

Wotton Works, Cricklewood

16 Wotton Road, Cricklewood, London NW2 6PX

 DUTCH & DUTCH

Office for sale, 4,221 sq ft, £1,500,000 (offers in excess of)

To request a viewing call us on 020 7794 7788

For more information visit <https://www.realla.co.uk/m/43303-wotton-works-cricklewood-16-wotton-road>

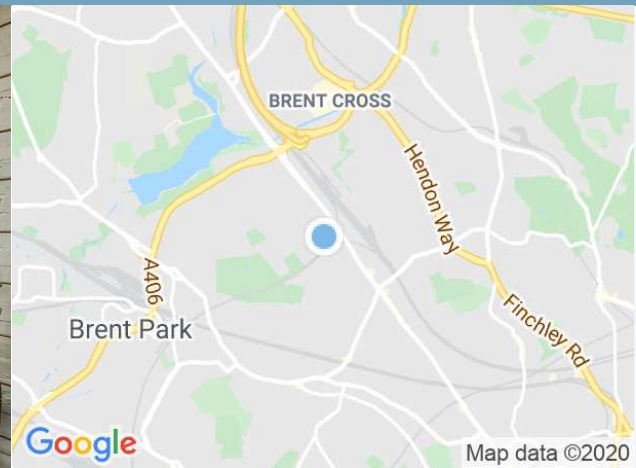
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Newly Refurbished Offices

16 Wotton Road is a vacant industrial building in Cricklewood totalling 12,500 sq ft. It was formerly an interwar aircraft factory occupied by Handley Page. Planning Permission was secured to refurbish the existing building to create a well-designed, contemporary and desirable workspace at ground floor level with a single lateral apartment above with outdoor space.

It is intended that the building will be highly sustainable as the developer has recognized that by designing and remodelling the existing, they can greatly reduce its environmental impact.

The open plan office is of square shape with natural light from crittall glass windows that run along the North and East walls. The flooring is polished concrete giving an even brighter appearance.

Other benefits will include a fresh air heat recovery system, LED mood lighting, infrared heating, ceiling trays, male & female WC's with shower & kitchenette.

In addition there is a covered triple height courtyard accessed via an electronic roller shutter, which is available by separate negotiation. This could be used as a breakout area, to unload goods or for manufacturing and exhibition space. It could also accommodate off-street car parking, although "on street business permits" will also be available.

Highlights

- Polished concrete floor & exposed conduits over original brickwork
- Super fast fibre optic broadband (56 Mbps) with CAT6 repeaters
- Triple height communal space & access to garden
- Male and female WCs with a single unisex shower
- Aluminium / Crittall argon filled double glazed windows
- Suspended slimline lighting and warm LED strip lights
- App based video door entry system
- Stainless steel open plan kitchen with double fridge & butlers sink
- Wood-burning stove
- Attractive external lighting and landscaping

Property details

Price	£1,500,000 (offers in excess of)
Building type	Office
VAT	No VAT.
Tenure	Freehold
Deal type	Vacant possession
Size	4,221 Sq ft
Planning class	B1

More information


Visit microsite

<https://www.realla.co.uk/m/43303-wotton-works-cricklewood-16-wotton-road>


Contact us

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Quote reference: SALE-25185

Viewings strictly through Vendors agent Dutch & Dutch.