



OLD OAK COMMON
LONDON NW10 6DU

***WITH GAME CHANGING
CONNECTIVITY ACROSS
LONDON AND THE UK, OLD
OAK & PARK ROYAL IS
BECOMING A THRIVING
NEW URBAN DISTRICT***

**OVER 50,000 SQ. FT.
STUNNING SPACE**

25,000 SQ. FT. HQ SPACE
INDEPENDENT SPACES
850 SQ. FT. TO 7,000 SQ. FT.

BLOCK A 25,000 SQ. FT.
BLOCK B 26,500 SQ. FT.

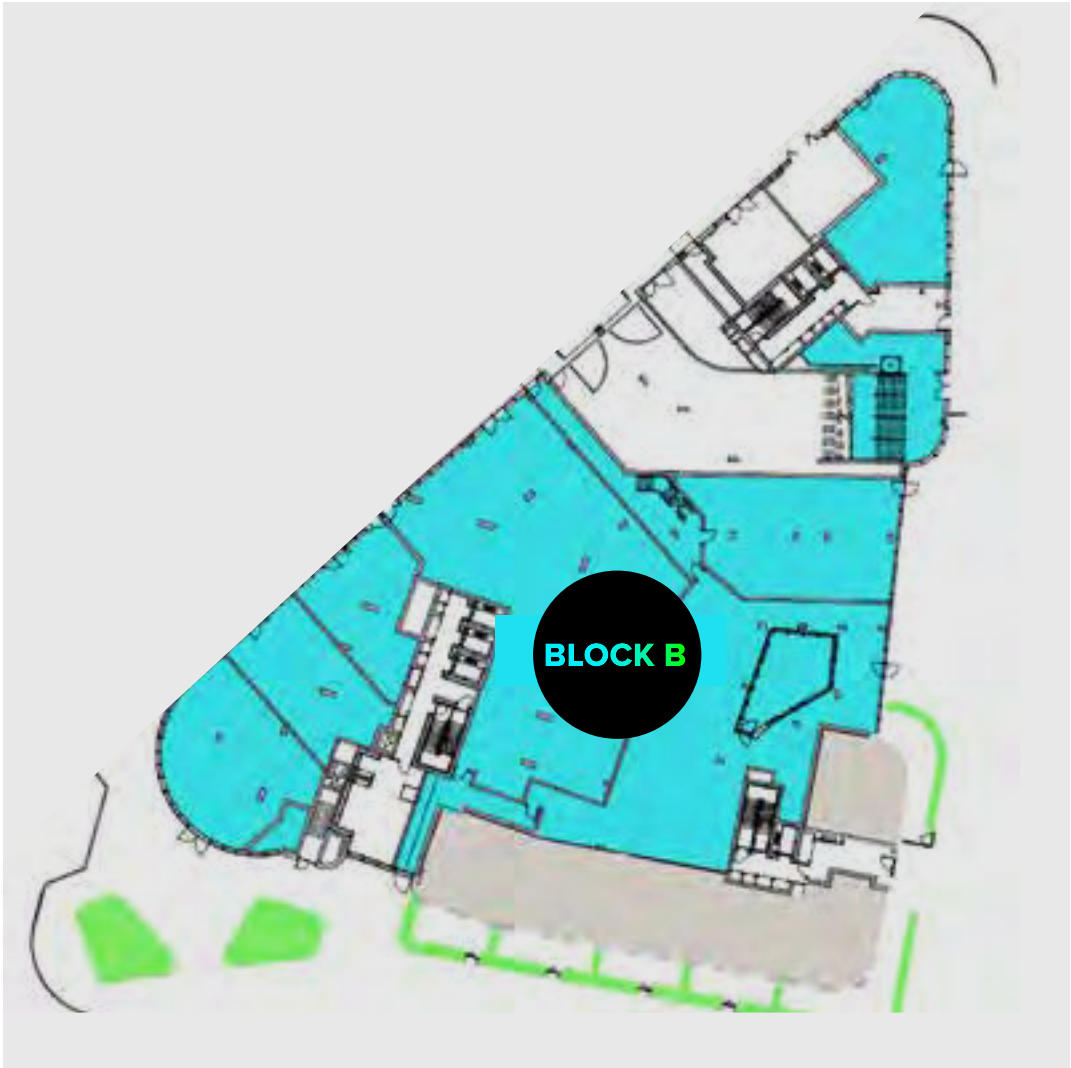
**AN
UNRIVALLED
OPPORTUNITY
IN PARK ROYAL**

BLOCK B FLOOR AREAS



APPROXIMATE LOCATIONS AND ENTRANCES

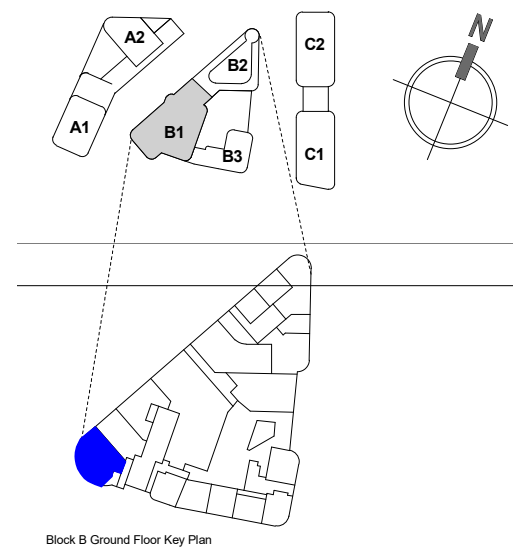
Mixed uses available (Class E) including cafe, office, retail, gym, nursery and convenience store.



UNIT	DESCRIPTION	FLOOR	SIZE sq. ft.
UNIT 1	LET - OAKLAND SUPERMARKET	GROUND & MEZZANINE	Ground 1,325 sq. ft. Mezzanine 825 sq. ft. Total 2,150 sq. ft.
UNIT 2	OFFICE / RETAIL / MEDICAL	GROUND & MEZZANINE	Ground 900 sq.ft. Mezzanine 600 sq.ft. Total 1,500 sq.ft.
UNIT 3	OFFICE / RETAIL / MEDICAL / GYM	GROUND	820 sq.ft.
UNIT 4	CONVENIENCE STORE	GROUND	4,200 sq.ft.
UNIT 4A	GYM	GROUND & MEZZANINE	Ground 200 sq. ft. Mezzanine 6,800 sq. ft. Total 7,000 sq. ft.
UNIT 6	OFFICE / RETAIL / MEDICAL	GROUND & MEZZANINE	Ground 1,250 sq.ft. Mezzanine 1,650 sq.ft. Total 2,900 sq.ft.
NURSERY		GROUND & FIRST	Ground 550 sq. ft. First 4,200 sq. ft. Total 4,750 sq. ft.
HEALTH CENTRE		GROUND	3,200 sq.ft.
TOTAL			24,370 sq. ft.

UNIT 1 BLOCK B

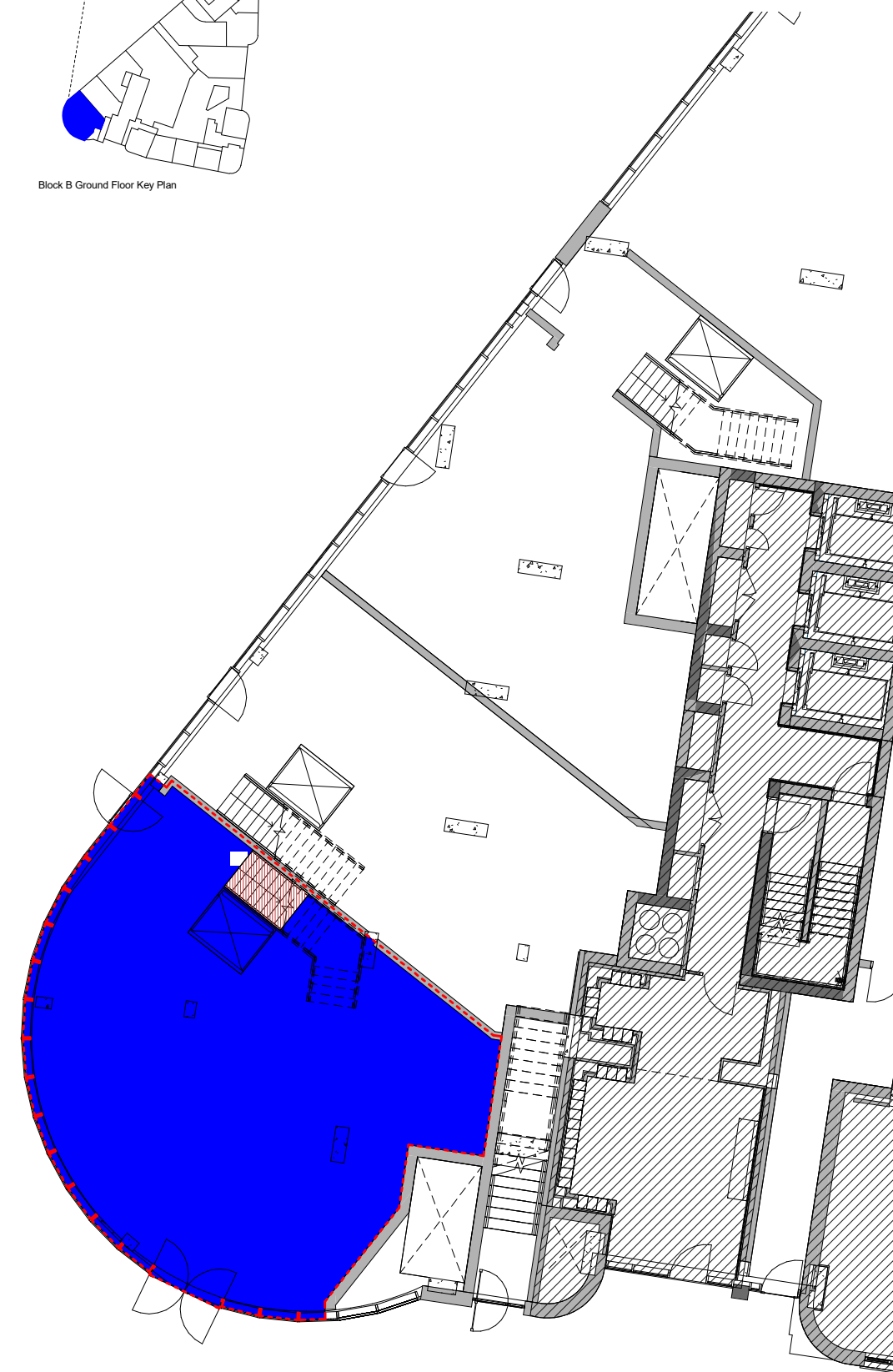
LET TO OAKLAND SUPERMARKET



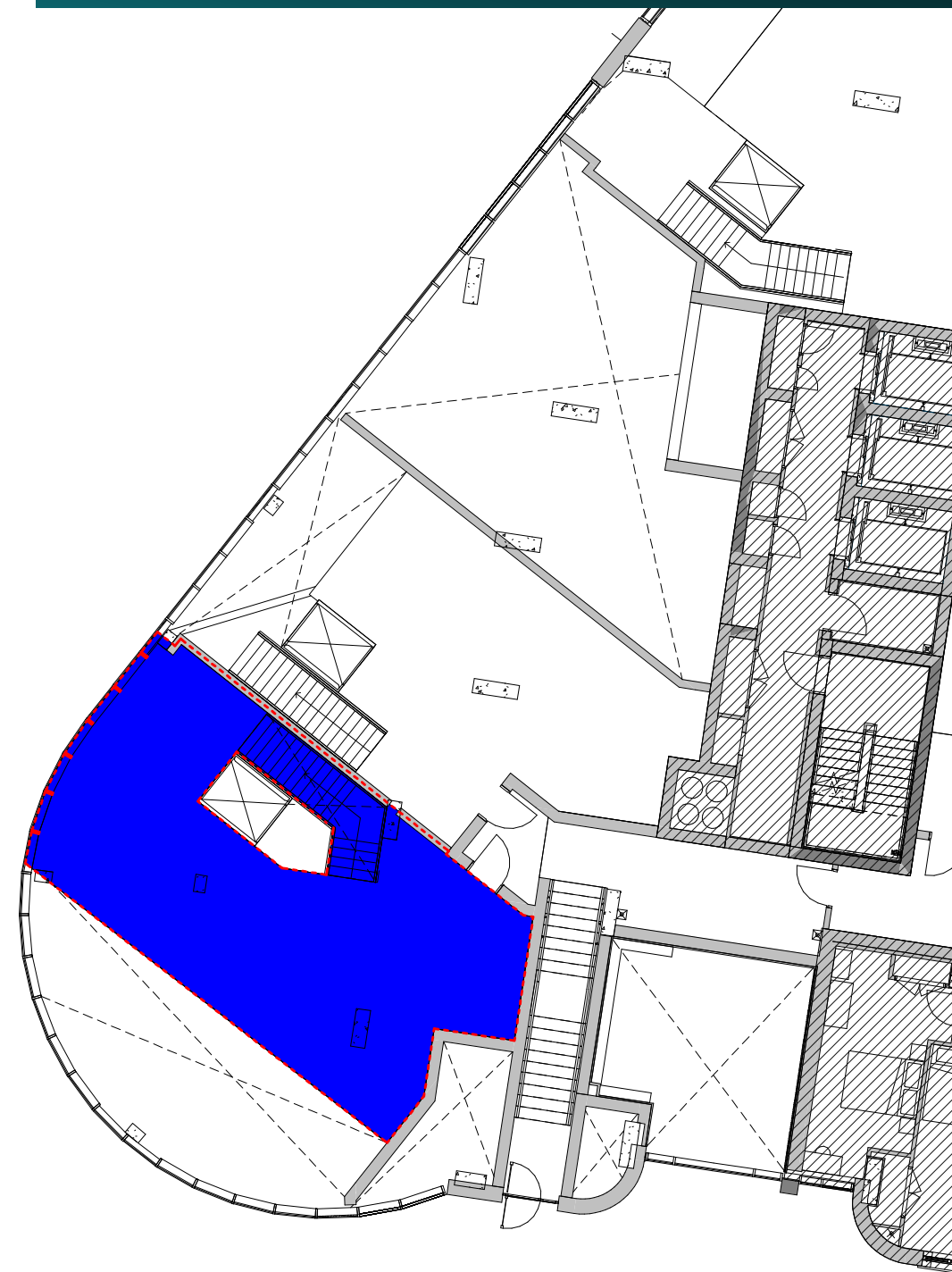
Unit 1 Ground Floor with mezzanine

Ground: 1,325 sq. ft. (123.1 sq. m.)
Mezzanine: 825 sq. ft. (76.6 sq. m.)

Total: 2,150 sq. ft. (199.7 sq. m.)



Unit 1 Ground Floor

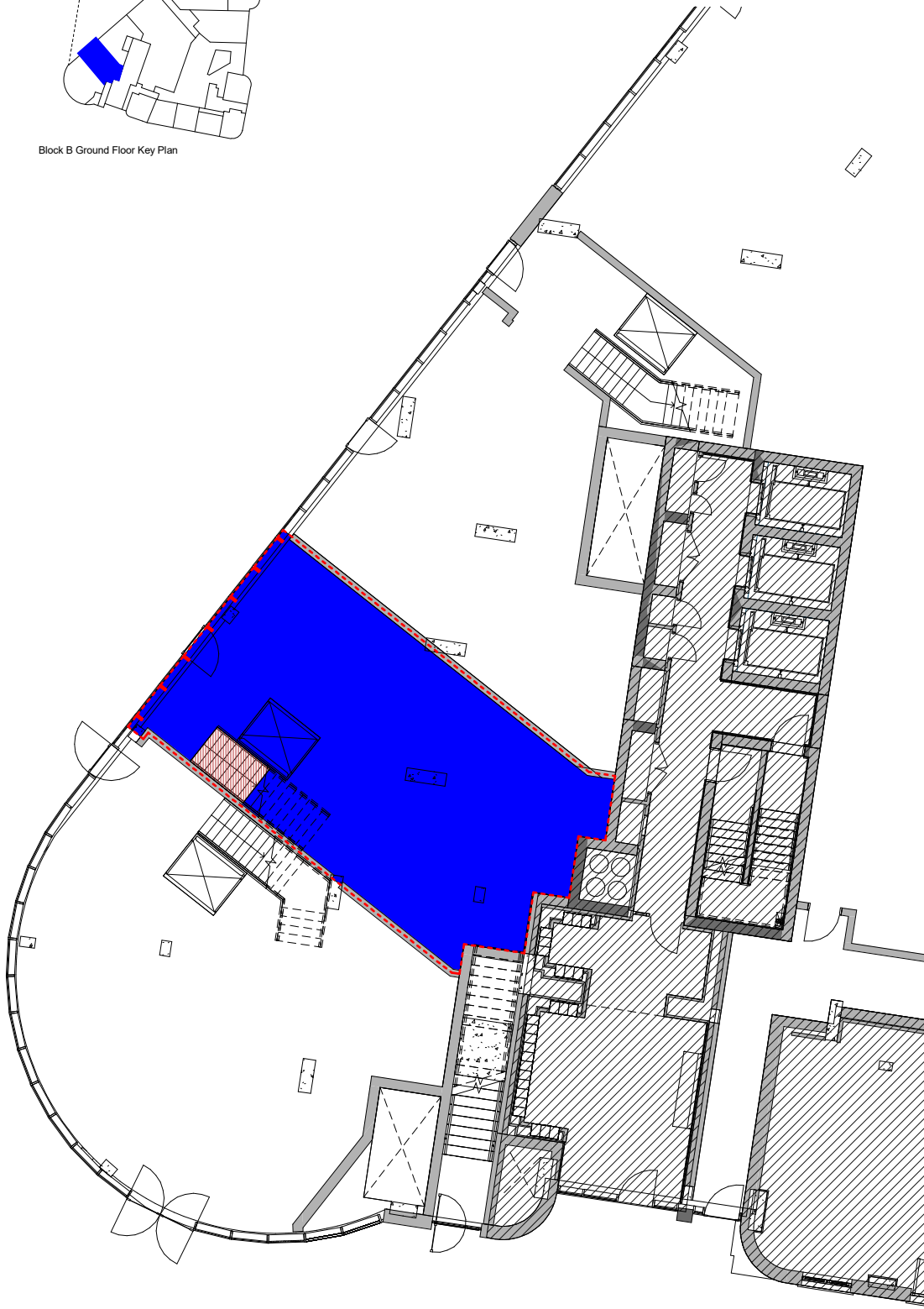
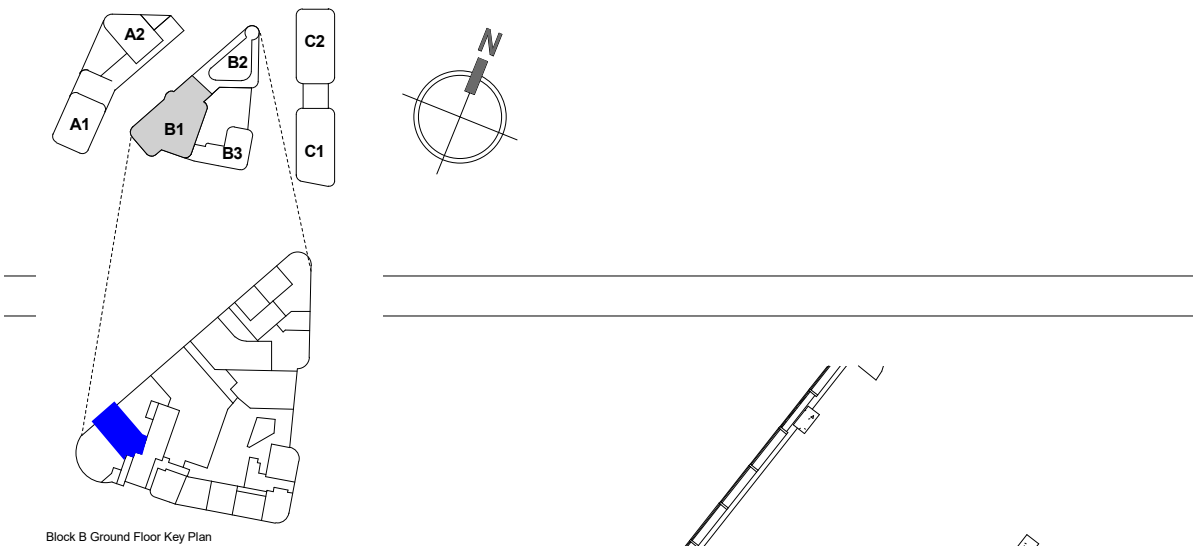


Unit 1 Mezzanine



UNIT 2 BLOCK B

MIXED USE INCLUDING CLASS E 1,500 sq. ft.



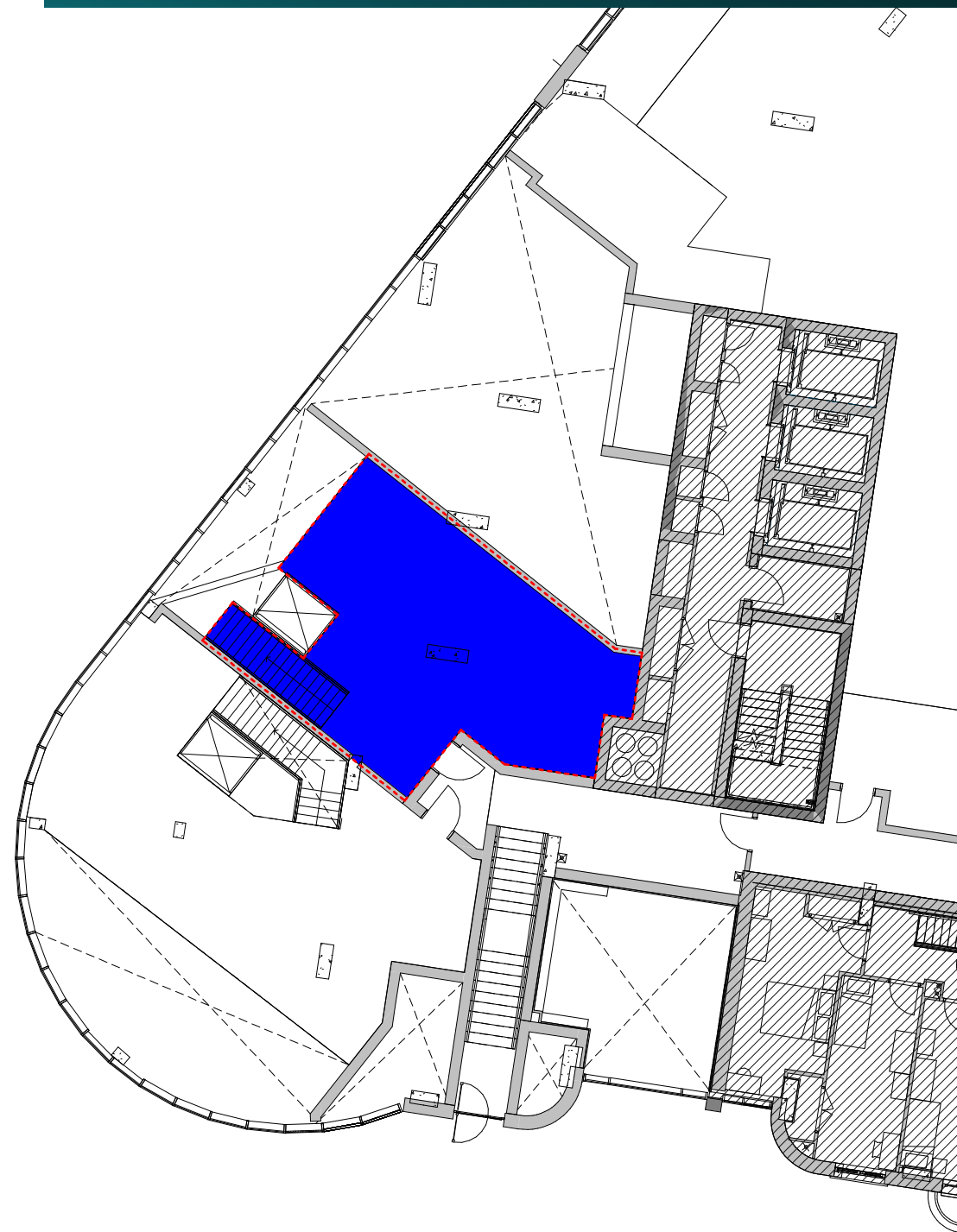
Unit 2 Ground Floor

Unit 2 Ground Floor with mezzanine

Ground: 900 sq. ft. (83.6 sq. m.)

Mezzanine: 600 sq. ft. (55.7 sq. m.)

Total: 1,500 sq. ft. (139.4 sq. m.)



Unit 2 Mezzanine



BLOCK B



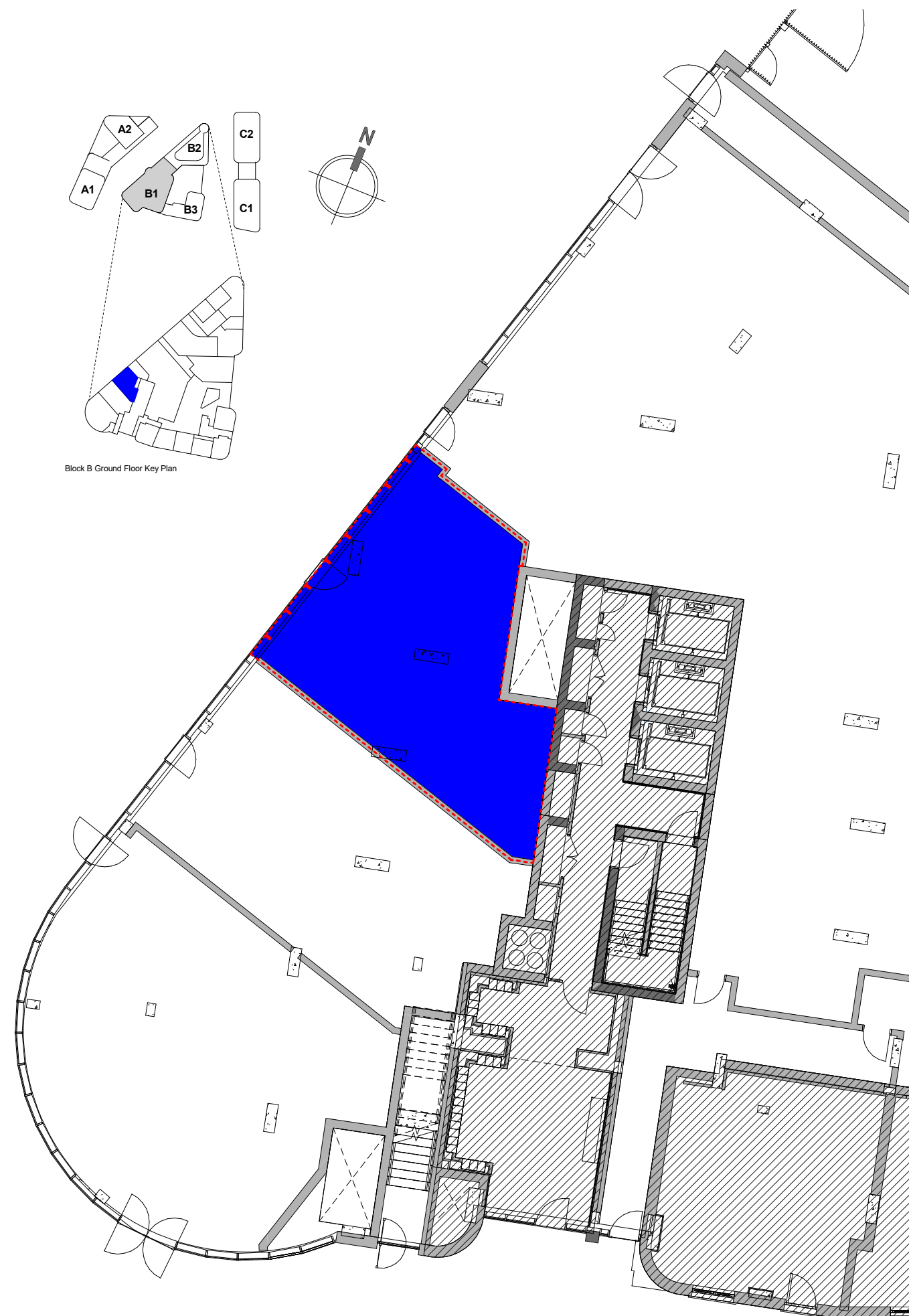
UNIT 2 BLOCK B EXTERIOR

UNIT 3 BLOCK B

MIXED USE INCLUDING CLASS E 820 sq. ft.

Unit 3 Ground Floor

Ground: 820 sq. ft. (76 sq. m.)



BLOCK B



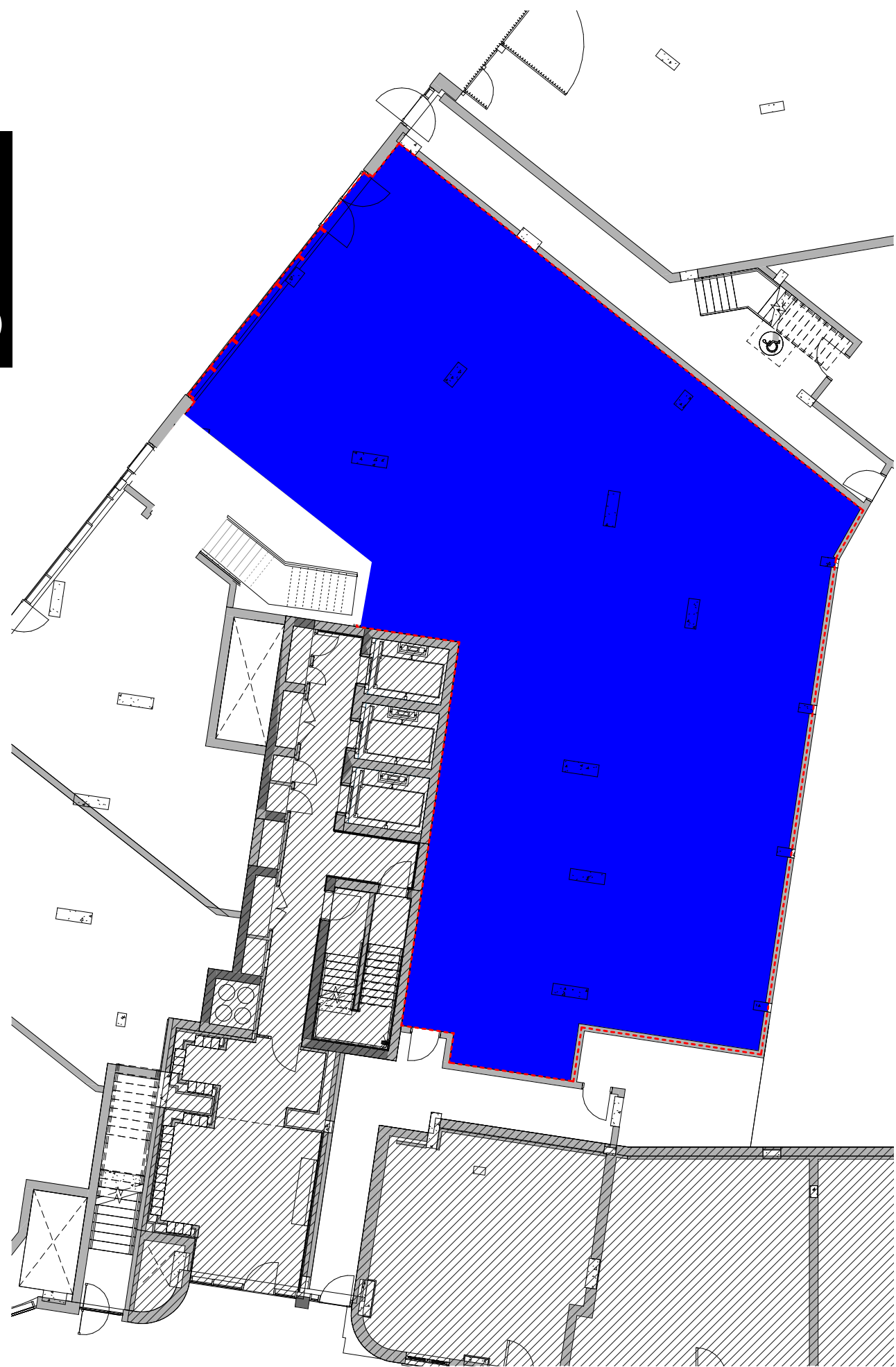
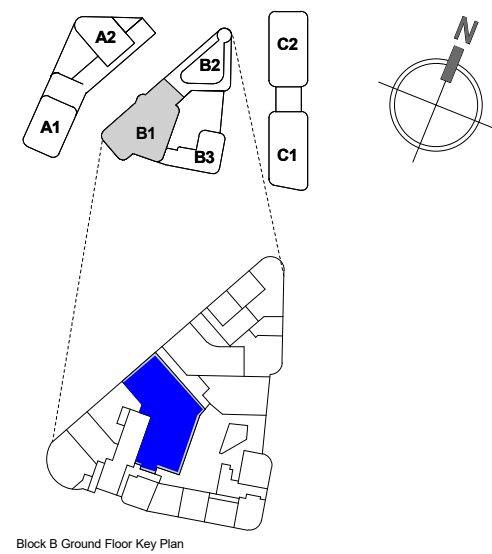
UNIT 3 BLOCK B INTERIOR

NWX WORKS 22

UNIT 4 BLOCK B
MIXED USE INCLUDING CLASS E 4,200 sq. ft.

Unit 4 Ground Floor
various options available

Ground; 4,200 sq. ft. (390.2 sq. m.)



UNIT 4A BLOCK B

GYM 7,000 sq. ft.

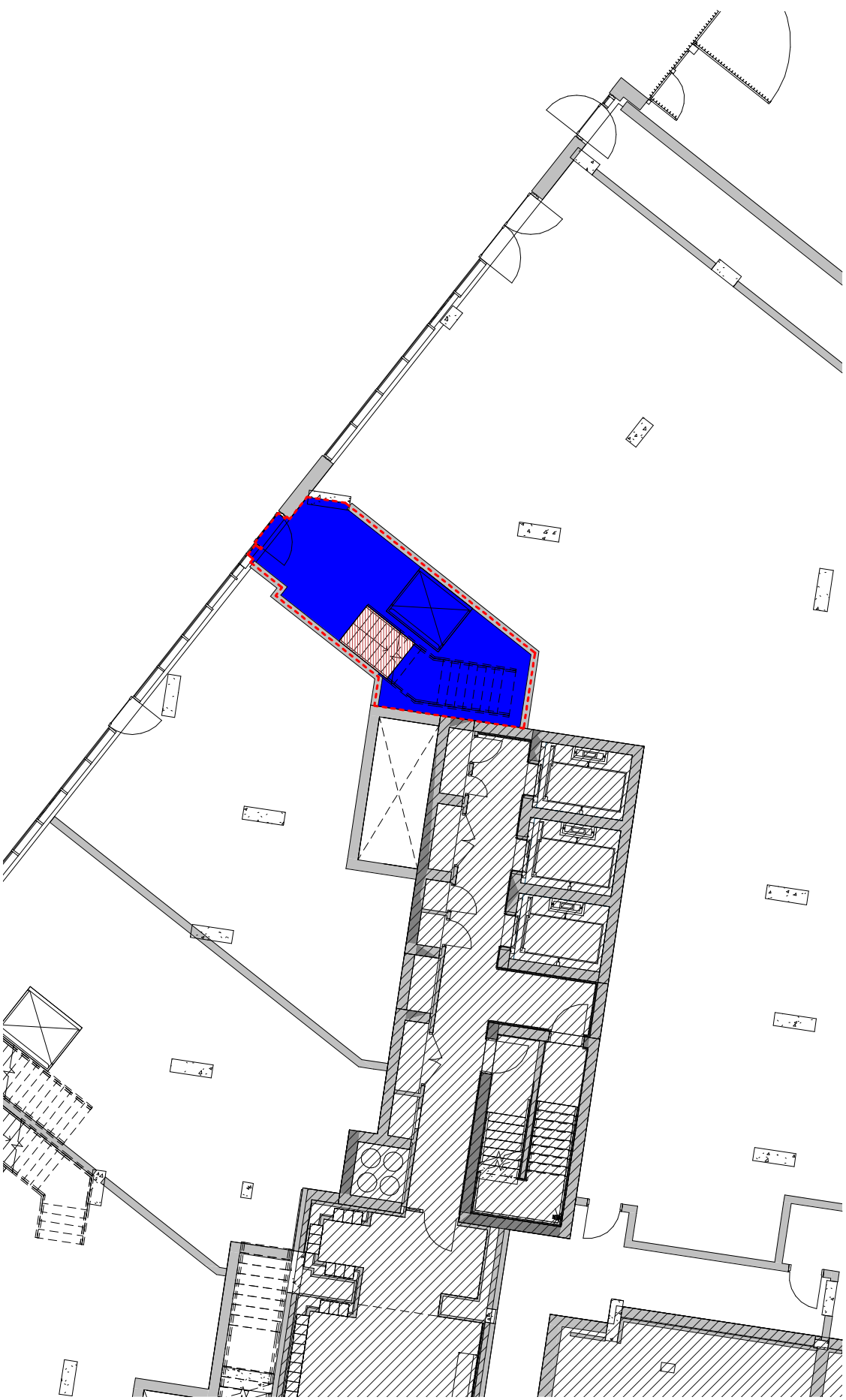
BLOCK B

**Unit 4a Ground Floor
with mezzanine**

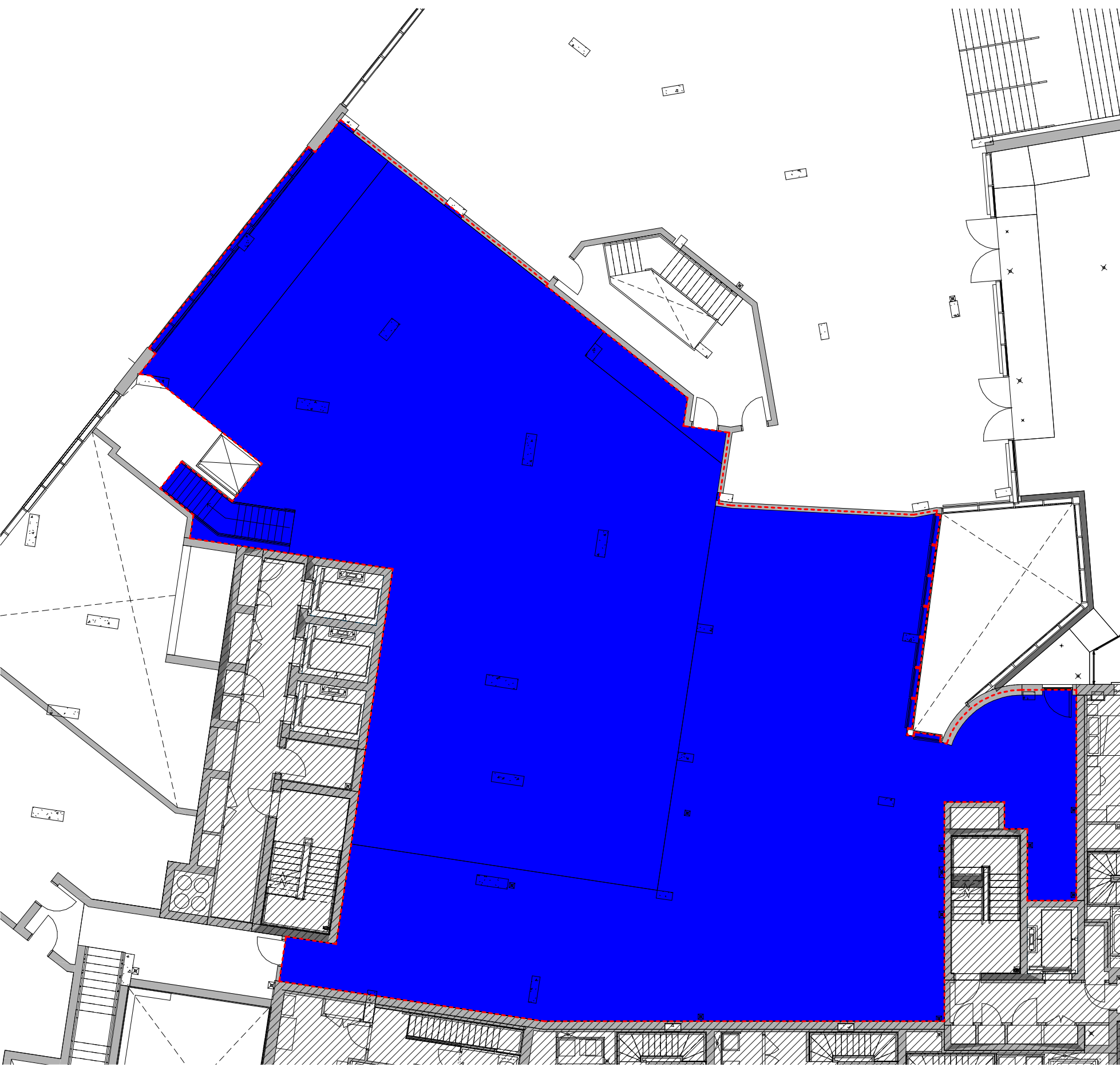
Ground: 200 sq. ft. (18.6 sq. m.)
Mezzanine: 6,800 sq. ft. (631.7 sq. m.)

Total: 7,000 sq. ft. (650.3 sq. m.)

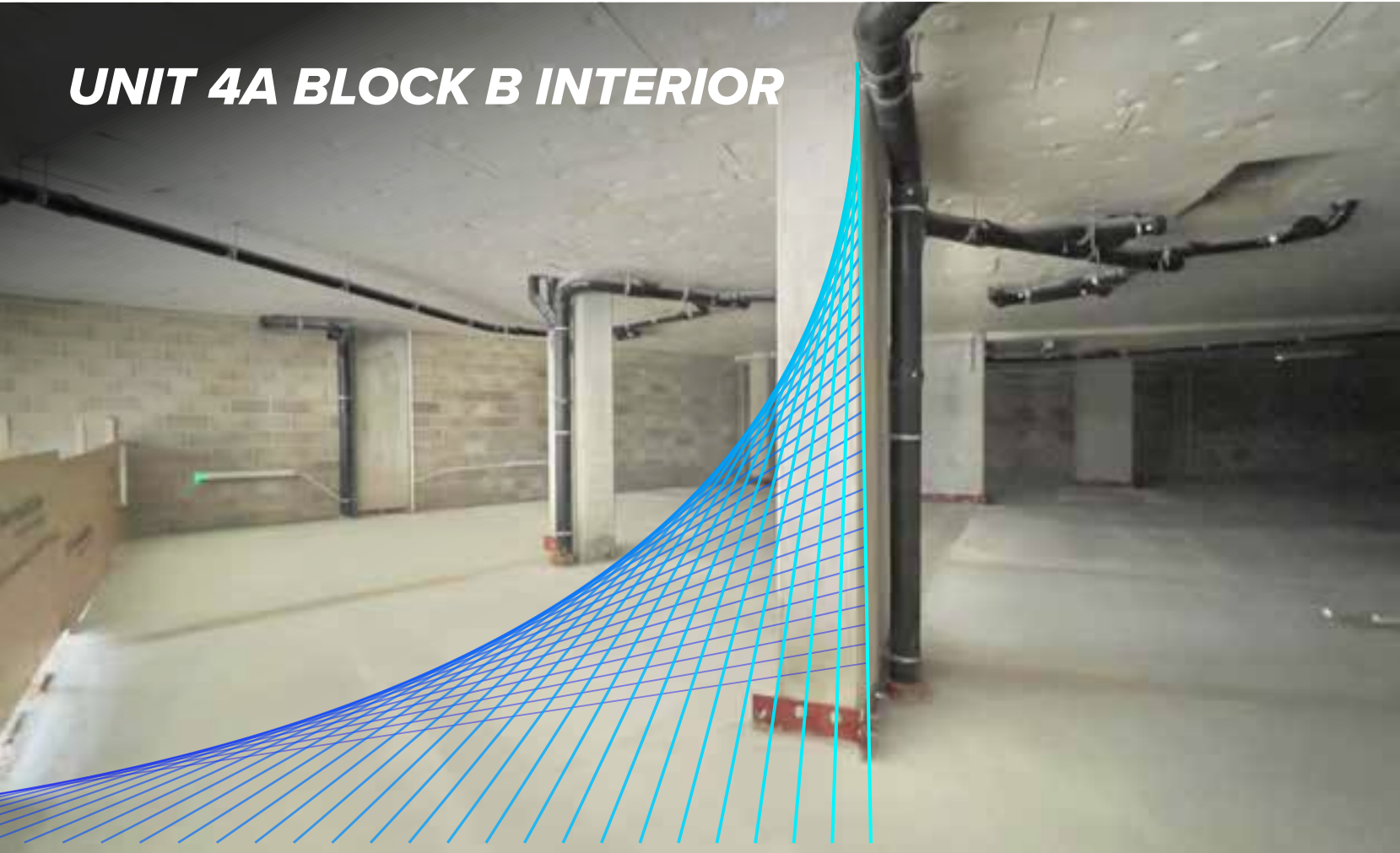
FURTHER GROUND FLOOR SPACE
CAN BE MADE AVAILABLE



Unit 4A Ground Floor



Unit 4A First Floor

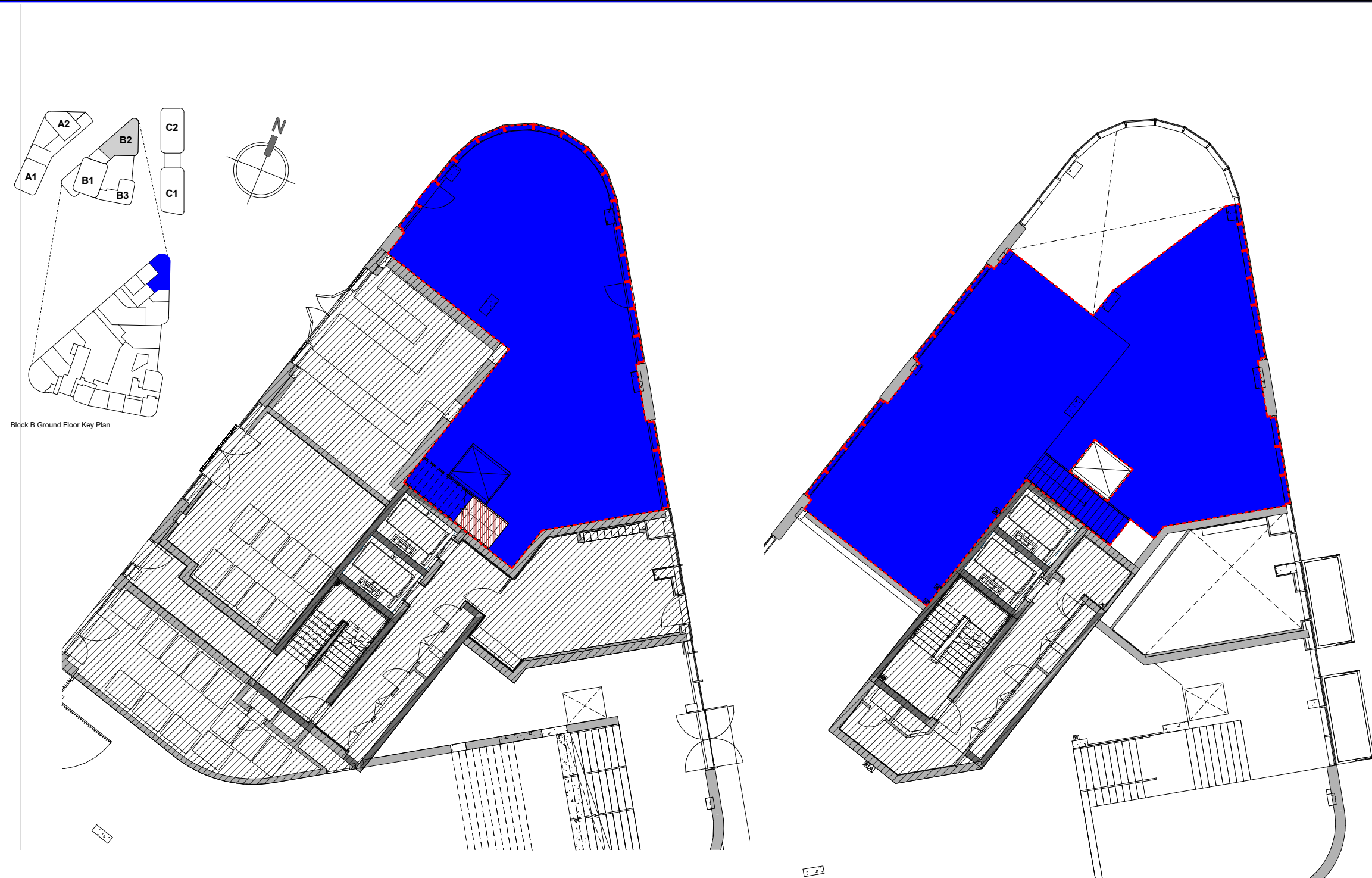


UNIT 4A BLOCK B INTERIOR

UNIT 6 BLOCK B

MIXED USE INCLUDING CLASS E 2,900 sq. ft.

BLOCK B



Unit 6 Ground Floor with mezzanine

Ground: 1,250 sq. ft. (116.1 sq. m.)
Mezzanine: 1,650 sq. ft. (153.3 sq. m.)

Total: 2,900 sq. ft. (269.4 sq. m.)



UNIT 6 BLOCK B INTERIOR

NWX WORKS 25



DEVELOPER

STADIUM
CAPITAL

OAKFIELD

Oakfield and Stadium Capital have in partnership created 400 affordable and 200 private homes, and over 50,000 sq. ft. of commercial space, in advance of HS2, which will help to alleviate London's housing crisis.

Stadium Capital Holdings invests in urban communities and has been at the heart some of London's major regeneration schemes. We invest to achieve long term growth using our own capital, but also have access to UK and overseas capital with joint venture partners.

CONTACT

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