



## Contemporary mixed use property with true creative heritage

Wotton Road, Cricklewood, London, NW2

£6,500,000 Freehold









**Remodeled former aircraft factory • Three separate commercial spaces • Residential penthouse above • Industrial aesthetic design • Secluded gated entrance with private drive • Spectacular landscaped internal courtyard**

#### Local Information

The property is ideally located for open space being only 450 metres from the tranquility of Gladstone Park and its charming walled garden, tennis courts and café. Cricklewood Train Station (Thameslink) is 0.7 miles to the east with Willesden Green underground station being 1.1 miles to the south (Jubilee Line), which provides an easy connection to West End being only 7 stops to Bond Street. Dollis Hill underground station is 1.1 miles to the south west. There are numerous bus routes within 400 metres of the site including route 16 (which goes directly to Victoria via the West End) and the 332 (traveling through Maida Vale to Paddington).

#### About this property

This carefully remodeled former aircraft factory totals 1,178 sq m (12,689 sq ft), with 55% (650 sq m) currently comprising three separate commercial spaces with a single 530 sq m (5,711 sq ft) residential penthouse above.

The building retains an industrial aesthetic, with exposed RSJs, Crittal windows, raw brickwork and a mixture of concrete, resin and oak floors combined with lofty timber ceilings adorned with glass openings. The resultant marriage of contemporary industrial interiors together with the sublime finishes in the penthouse create a totally unique building.

Wotton Works is accessed via a secluded gated entrance with a 30 metre long private drive, leading into a spectacular triple height atrium, served by an automated roller shutter door.

The property would particularly suit an end user who has a desire for living and working within the same building, with the ground floor providing efficient open-plan offices with the added benefit of desirable amenity space and off-street parking within a spectacular landscaped internal courtyard.

#### Planning

There have been two planning Applications for a Change of Use on the offices. The first was to convert them to Live Work and although this has been refused, it is the subject of an Appeal. More recently a Planning Application has been made to convert both office units (Class E) to residential (C3); more details are available upon request.





### A word on sustainability from the development team.

"The building has been designed to be highly sustainable as the development team recognise that by designing and refurbishing the existing, it will greatly reduce the environmental impact. Wherever possible, to avoid wasteful demolition recycled materials have been used and when choosing new finishes, fixtures and fittings decisions on sustainability came first and price second.

On the ground floor, all of the existing Crittall windows have been refurbished with double glazed units filled with argon gas. Infrared heating panels have been introduced which use the thermal mass of the concrete floor to heat the offices, and require a third of the inputs of traditional convection heaters.

The building provides three separate Mechanical Ventilation Heat Recovery units, conserving energy, feeding fresh air to every room with automated extract linked to humidity sensors thereby contributing to the wellness of its occupants. In addition, all the natural ventilation has been retained and fenestrations introduced wherever possible, with openable windows throughout the offices.

The steel skin roof includes 150mm quadcore insulation, providing twice the thermal performance of rock mineral fibre with superior fire protection and a 30 year warranty. In addition, with a roof area of 900 sq m they have the ability to retrofit 192 solar panels, which would provide 65 Kwh of electricity and avoid 23,000 kgs of Co2 per year.

The developers retained specialist engineers who certified the reuse and modification of the majority of the existing steelwork in the building, which was manufactured by the Lanarkshire Steel Company in the 1930's.

Oak floors have been sourced from sustainable forests which are FSC (Forest Stewardship Council) certified and resin floors with A+ ratings in BRE's green Guide due to their organic compounds. There is healthy, natural, breathable clay render throughout and a Living wall, reducing ambient temperatures and increasing the feeling of well-being.

The developers believe that their suppliers and consultants share their values and collectively they aim to prove that conservation goes hand in hand with high quality mixed use development."

**Tenure:** Freehold

**Local Authority:** London Borough of Brent

**Energy Performance:** EPC Rating = C

**Viewing:** All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.







Wotton Road, Cricklewood, London, NW2  
Gross Internal Area 12689 sq ft, 1178.8 m²

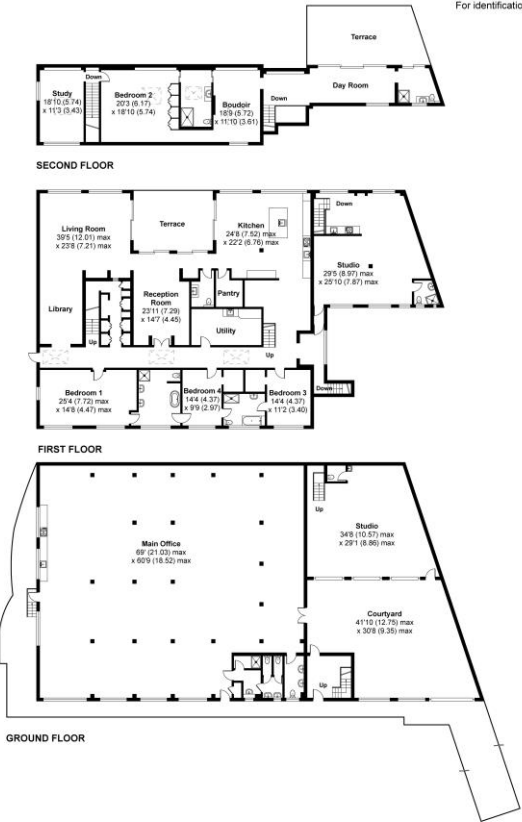
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Penthouse = 5711 sq ft / 530 sq m  
Office = 4191 sq ft / 389 sq m  
Courtyard = 1089 sq ft / 101 sq m  
Studio = 1698 sq ft / 158 sq m  
Total = 12689 sq ft / 1178 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2021. REF: 686743

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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