david charles
property consultants

TO LET



# Neasden Goods Yard

Neasden Lane, London, NW10 2UG

## Prime Open Storage Site in North West London.

**78,408 sq ft**
(7,284.34 sq m)

- Excellent Access to the A406 (North Circular), M1 and Central London
- Concrete Hard Surfaced
- Ideal for Vehicle Storage, Plant & Machinery, Containers & Logistics.
- Securely Fenced with gated access.
- Available Immediately
- Flexible Lease Terms Available

# Neasden Goods Yard, Neasden Lane, London, NW10 2UG

## Summary

| | |
|---|---|
| **Available Size** | 78,408 sq ft |
| **Rent** | Rent on application |
| **Business Rates** | N/A |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | Upon enquiry |

## Description

The site comprises a secure open storage yard located within the established Neasden Goods Yard, offering a versatile and well-connected site suitable for a range of storage uses.

The yard is predominantly hard-surfaced, providing a level and usable area ideal for vehicle, container or plant storage, builders' materials, or as a contractors' compound. The site is fully enclosed by perimeter fencing and benefits from gated access, ensuring security and controlled entry.

Access to the site is off of Neasden Lane, suitable for HGVs and large vehicles, with good circulation space depending on layout. There are some portacabins on site that provide temporary office accommodation which can be removed if required.

The site is available in its entirety or part.

## Location

The site is located within the heart of North West London's industrial and logistics hub. The site benefits from excellent road connectivity, with direct access to the North Circular Road (A406) just 0.5 miles to the north, providing easy links to the M1 motorway (Junction 1) and the wider motorway network. The A40 (Western Avenue) lies approximately 2 miles to the south, giving convenient access to Central London and West London. The site is well-positioned for occupiers seeking to serve Greater London, Heathrow, and the Home Counties.

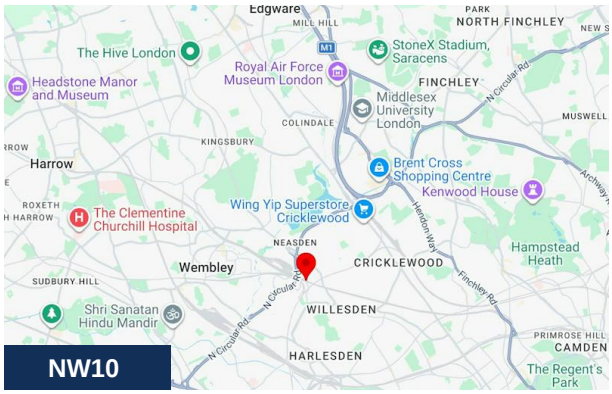
Nearby occupiers include a mix of logistics, storage, construction, and trade counter operators, reflecting the area's strong commercial and industrial character.

## AML Requirements

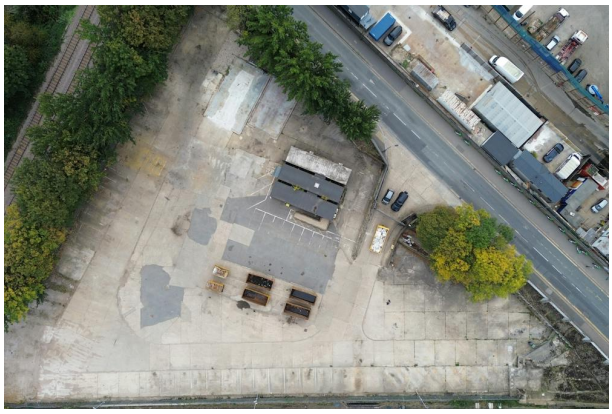
To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

## Video

- Drone Video - https://vimeo.com/1128212579?share=copy&fl=sv&fe=ci





## Viewing & Further Information



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