COMMERCIAL AGENCY

TELSAR

FOR SALE

BRAND NEW PROMINENT LOGISTICS/WAREHOUSE UNIT FRONTING THE A406 NCR

PROMINENTLY LOCATED



709 North Circular Road

London, NW2 7AX

31,184 SQ FT (2,897.09 SQ M)

- Brand new construction
- 11m clear eaves height rising to 13m
- Securely gated site
- 3 phase power (400 kVa*)
- First floor storage
- Direct access to A406 leading to M1 & A40
- Prominently facing A406
- 7x Level access loading doors
- Parking to front & rear
- Concrete warehouse floor
- Erection of an internally illuminated digital display panel to signpost the building
- Close proximity Brent Cross, Hendon & Cricklewood Stations

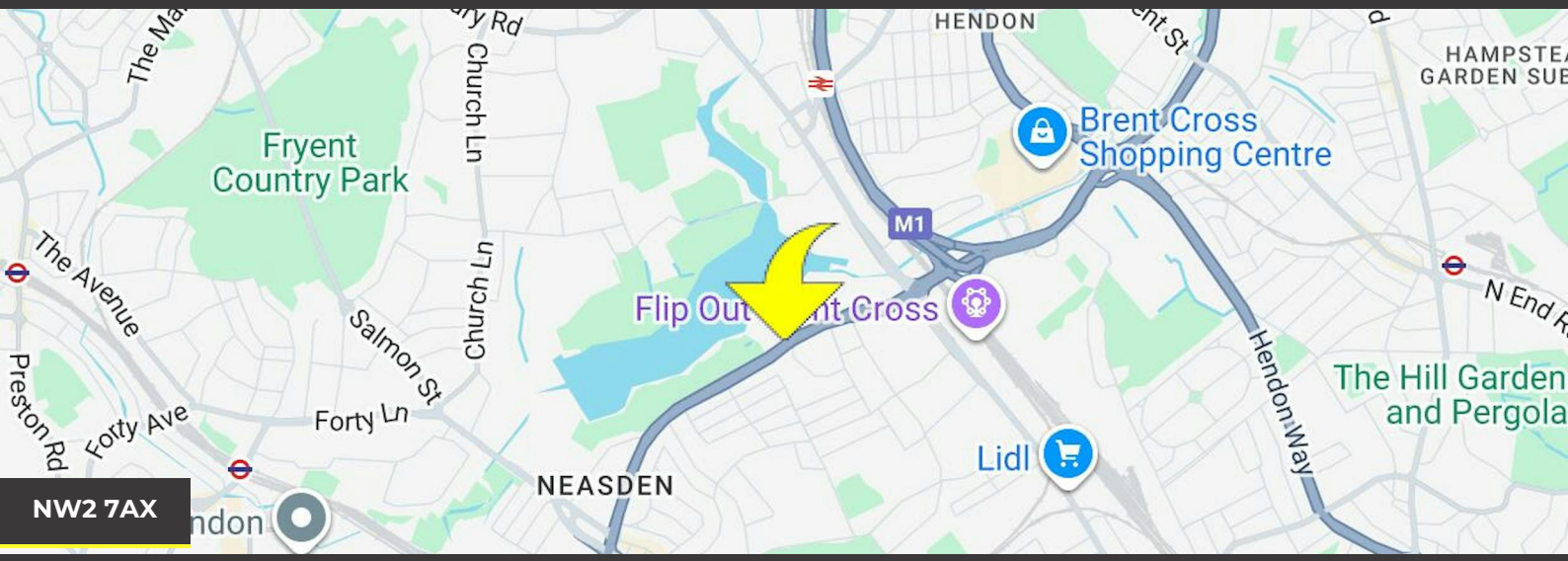
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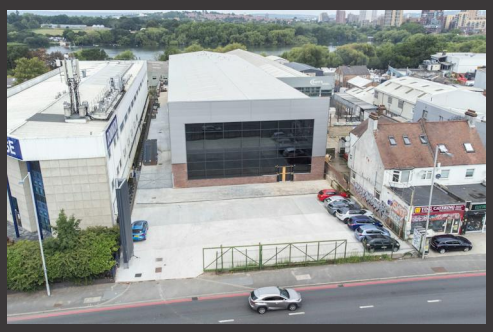
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Location

The property is prominently located fronting the North Circular Road (A406). The M1(J1) is located approximately 0.5 miles away. In addition, the A40 is in close proximity and provides access to both the M40 and Junction 16 of the M25 leading to the M4 into central London.

For public transport the area is well served by Hendon Station situated approximately 1.2 miles to the north. Various bus routes operate within the vicinity providing access towards Edgware and Brent Cross.









Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	25,746	2,391.88
First Floor	5,438	505.21
TOTAL	**31,184**	**2,897.09**

All measurements are approximate and on a gross internal area basis (GIA):

















Summary

Available Size	31,184 sq ft
Tenure	Freehold
Price	Price on application
Business Rates	Interested parties to contact the London Borough of Brent
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description
A prominent, newly built, warehouse/logistics facility situated on a secure, self-contained site facing the North Circular Road (A406). The building is constructed of a steel portal frame with a secure yard and allocated parking to the front and rear of the site. Access to the warehouse is available via 7x level access loading doors with dedicated loading provisions with additional first floor storage increasing the storage potential. The site is securely gated and further benefits from 3 phase power (circa 400 kVA) and a clear eaves height of 11m rising to 13m at the apex of the roof. The property is still under construction.

Travel Distances
North Circular Road (A406) - Immediate Access
A5 - 0.4 miles
M1 (J1) - 0.5 miles
Hendon Station - 1.3 miles
Brent Cross West Station - 0.8 miles
Central London - 8.4 miles
Source: Google Maps

Tenure
Freehold.

Signage
The property is to be sold with the benefit of planning permission (Brent council application no: 24/1715) for the erection of a internally illuminated digital display panel to signpost the building.

VAT
All prices are subject to VAT.

Anti-Money Laundering (AML) Requirements
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
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For further information or to arrange a viewing, please contact sole agents:

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