

**NORTH CIRCULAR ROAD (A406)**  
**715 North Circular Road, Brent Cross, NW2**



**FREEHOLD BUILDING FRONTING THE NORTH CIRCULAR**  
**FOR SALE / TO LET**  
**CLASS B2/B8 USE**

**7,131 SQ FT (214.35 SQ M) Gross Internal Area**



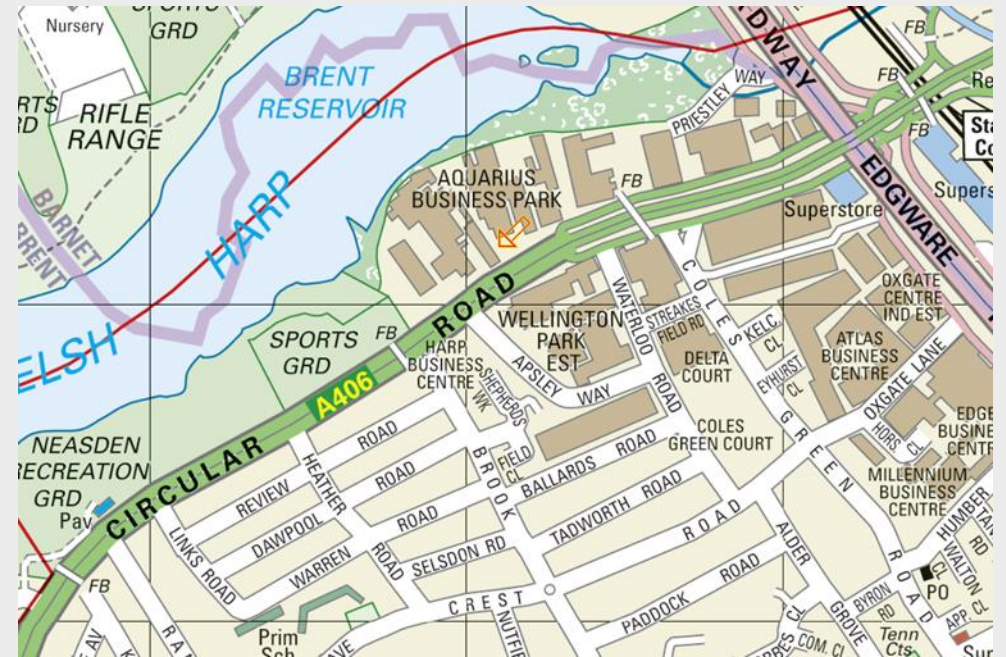
## INVESTMENT HIGHLIGHTS

- Newly developed industrial building covering 7,131 sq ft
- Prominent frontage onto the North Circular Road – over 76,000 vehicles passing daily.
- Located in a key last mile logistics zone with easy access into central London
- Excellent opportunity for significant road facing branding
- Forming part of an established industrial estate
- On site parking
- For sale with vacant possession or to let
- Suitable for alternative uses, subject to necessary consents
- Freehold
- **Offers in excess of £2,000,000**



## LOCATION

The property is located on the North Circular Road (A406) and benefits from excellent road connections, with immediate access to the M4, M1, and M11 motorways connecting the property to the wider country. Situated in the Borough of Ealing, it is approximately 7 miles northwest of Central London, which is accessible by car in approximately half an hour. Cricklewood Station (Thameslink) is located approximately 0.5 miles away and Willesden Green Underground Station (Jubilee Line) is approximately 1.2 miles away, providing easy access to Central London by public transport.



## DESCRIPTION

The building has been recently redeveloped and now provides 4 open plan floors fitted to a developer's shell and core specification. The top floor also benefits from a surrounding balcony providing views over London. The building benefits from excellent natural light and clear open plan space. There is also parking at the front and side of the building.

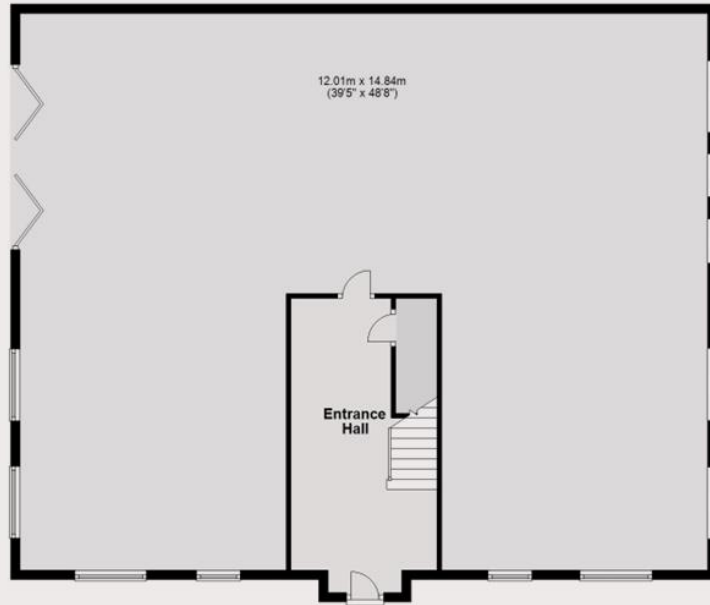
The building offers an opportunity to an operator to make use of roadside frontage for advertisement of their brand and possibly the airspace for the same purpose. The property lends itself well to a last mile delivery storage hub, trade counter warehouse (stpp) as well as other uses.

| Floor                      | Size (sq ft) NIA | Size (sq M) NIA |
|----------------------------|------------------|-----------------|
| Ground                     | 1,922            | 178.56          |
| First                      | 1,922            | 178.56          |
| Second                     | 1,922            | 178.56          |
| Third                      | 1,365            | 126.8           |
| <b>Total</b>               | <b>7,131</b>     | <b>662.49</b>   |
| <b>GROSS EXTERNAL AREA</b> |                  |                 |
| <b>Site Area</b>           | 2,787            | 258.92          |



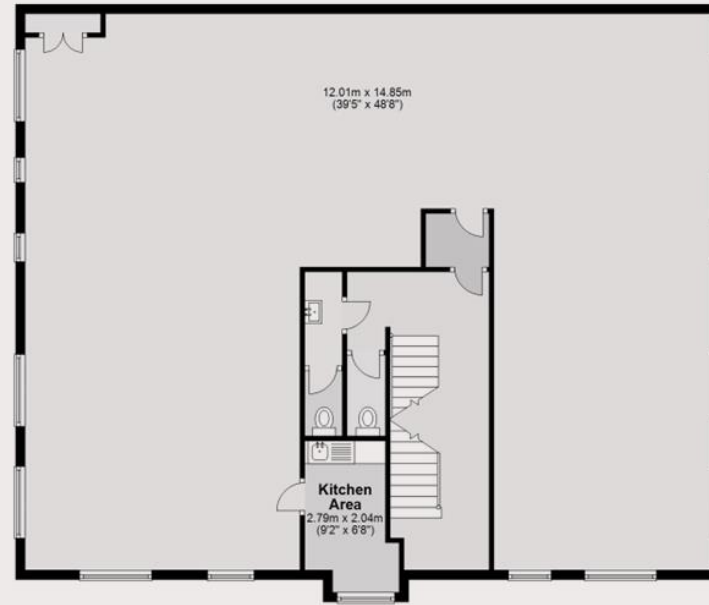
### Ground Floor

Approx. 176.4 sq. metres (1920.5 sq. feet)



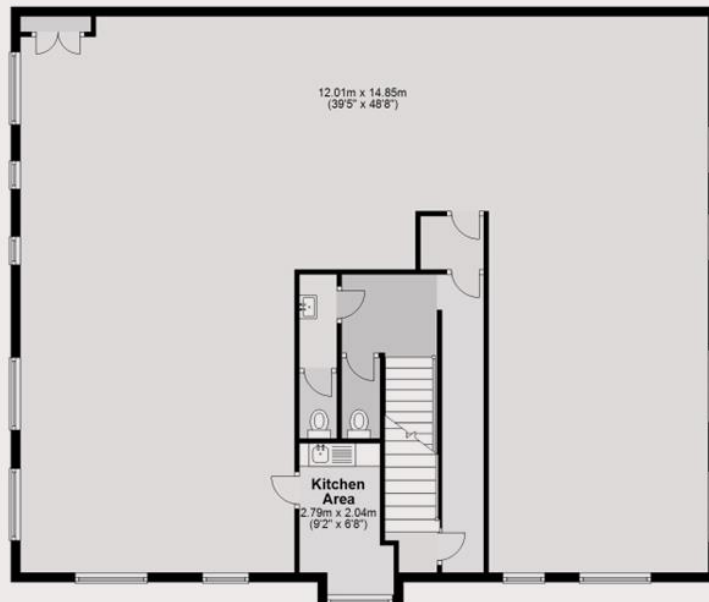
### First Floor

Approx. 179.0 sq. metres (1926.2 sq. feet)



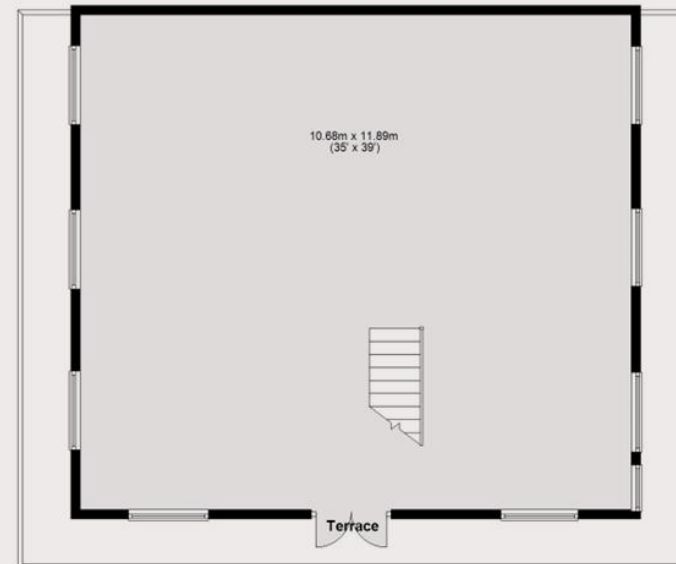
### Second Floor

Approx. 178.9 sq. metres (1926.0 sq. feet)



### Third Floor

Approx. 126.9 sq. metres (1366.5 sq. feet)



Total area: approx. 663.3 sq. metres (7139.2 sq. feet)

## TERMS

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### TENURE:

Freehold. Title Number: NGL361057

### POSSESSION:

The property is vacant and will be sold/let with vacant possession.

### USE:

The property benefits from industrial use under Class B2 & B8.

### LEASE:

Fully Repairing & Insuring Lease for a Term to be agreed.

### RENT:

£20 per sq ft on the GIA equating to £142,620 per annum

### PRICE:

Offers for the Freehold interest are invited in the region of £2,000,000.

### VAT:

TBA

### VIEWINGS:

Strictly by appointment only.

### LEGAL COSTS:

Each party is to bear their own costs.

### EPC:

The property has an EPC rating of 'B'.

For further information or to arrange an inspection please contact Joint Sole Agents Ascent Re or Peterman's:

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