WAREHOUSE/INDUSTRIAL/OFFICES/YARD

7,791 Sq. Ft. (723.78 Sq. M.) Approx.
For Sale

- Single Storey Open Plan Space
- Eaves Height 15ft. to 25ft. 6ins.
- Large Rear Yard of 5,855 sq.ft.
- Forecourt Parking for 8 Cars
- Electric Roller Shutter Loading Door
- and Entrance
- ADT Red Care Security Alarm
- Refurbished First Floor Offices with Kichenette and WC/Washroom

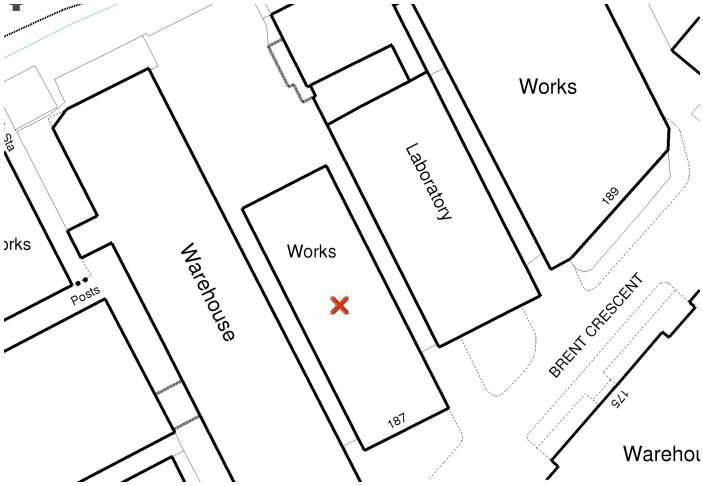
187 Brent Crescent, London NW10 7XR

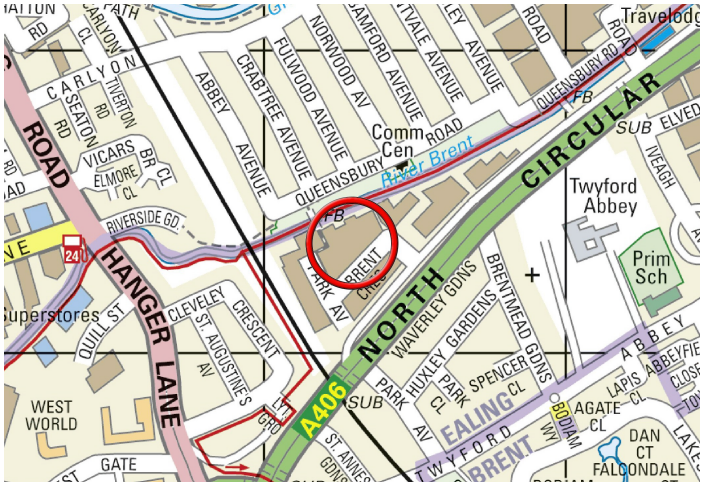
DUTCH & DUTCH
PROPERTY ADVISERS & PROPERTY MANAGEMENT
174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rentals and prices are quoted exclusive of VAT.

The premises comprise a detached single storey brick built steel framed Warehouse/Industrial property under a new steel insulated pitched roof with centre skylights with refurbished first floor offices having an external pedestrian entrance as well as internal access. The main Warehouse/Industrial area is in open plan having an approximate height between 15' and 25' 6". There is concrete hard standing in the rear yard where a building use to be, so the existing ground floor area of 6,811 sq. ft. could be extended by a further 3,000 sq. ft. to provide a total ground floor area of 9,811 sq. ft. approx.

Amenities include; Electric Roller Shutter Loading Door and Entrance - (Width = 18ft. - Height = 10ft.), ADT Red Care Security Alarm, Forecourt Parking for 8 cars, 3-Pase Power Supply, Self-contained side roadway leading to large rear yard.





ACCOMODATION

The approximate dimensions of the building are as follows;
Width = 49ft. - Depth = 139ft. -
Total Area = 6,811 sq. Ft. (632.74 sq. M.).
First Floor Offices (divided into two rooms with a kitchenette and a WC/Washroom).
With = 49ft. - Depth = 20ft. -
Total Area = 980 sq. Ft. (91.04 sq. M.).
TOTAL AREA = 7,791 Sq. Ft..
(723.78 Sq. M.) Approx.

Rear Yard - Width = 58'3". - Depth = 100'6".
TOTAL YARD AREA = 5,855 Sq. Ft.
(543.92 Sq. M.) Approx.
plus sole use of entrance roadway adjoining property.

LOCATION

The premises are situated on an established industrial estate located just off the A406 North Circular Road close to the Hanger Lane Gyratory System and the Hanger Lane (Central Line) Underground Station and the A40 Western Avenue.

TENURE

Freehold

FREEHOLD PRICE

£2,100,000, subject to contract with the benefit of full vacant possession.
We are informed by the Vendors that VAT will be charged on the sale price of the property.

BUSINESS RATES

Interested parties to make their own enquires in relation to rates payable.
https://www.gov.uk/calculate-your-business-rates

EPC

The Energy Performance Rating (EPC) is as follows;
G (Over 150) 60

POSSESSION

Immediate on completion of legal formalities.

VIEWING

Strictly by appointment with Vendors Sole Agents;
Dutch & Dutch (201) 7794 7788