



SITUATION

Located directly on the eastbound carriageway of the North Circular Road (A406) and at the front of an established Light Industrial Estate being approx. 1/3 mile from the junction with the Edgware Road (A5) at Staples Corner, approx. 1/2 mile from Junction 1 of the M1 and approx. 1 mile from Brent Cross Shopping Centre. Neasden lies approx. 7 miles north-west of central London.

PROPERTY

Comprising a newly refurbished **Commercial Building with B8 Use (Storage or Distribution)** planned on ground and 3 upper floors together with a **Front Forecourt for parking 3 cars**.

ACCOMMODATION

Ground Floor

GIA Approx. 1,793 sq ft

First Floor

GIA Approx. 1,777 sq ft incl. Kitchenette & 2 WCs

Second Floor

GIA Approx. 1,773 sq ft incl. Kitchenette & 2 WCs

Third Floor

GIA Approx. 1,333 sq ft plus doors to terrace

Total GIA Approx. 6,676 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There is an 8 Week Completion.



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Vacant Refurbished 6,676 sq ft Commercial Building

The Surveyors dealing with this property are
Steven Grossman and **Nathan Schindler**

Vendor's Solicitors

Carr Richards

Tel: 01442 241 466 Ref: David Richards

Email: david@carr-richards.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior view of 1st Floor



Interior view of 3rd Floor

