# Ethan David House, 715 North Circular Road, Neasden, London NW2 7AH

### \*Guide: £1,650,000+

Under £250 per sq ft Freehold Vacant Fully Refurbished Commercial Building (B8 Use)



#### 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.  $\frac{1}{2}$  mile from the junction with the Edgware Road (A5) at Staples Corner, approx.  $\frac{1}{2}$  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

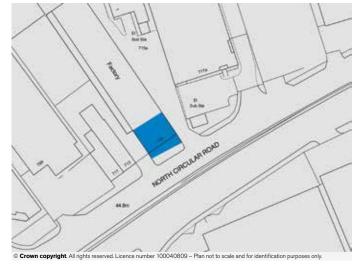
GIA Approx. 1,333 sq ft plus doors to terrace

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.



## Vacant Refurbished 6,676 sq ft Commercial Building

Vendor's Solicitors

Carr Richards

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