

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

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Prominent Freehold North-West London Storage & Distribution Opportunity

www.acuitus.co.uk

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Property Information

Prominent Freehold North-West London Storage & Distribution Opportunity

- Four storey Storage & Distribution building
- Approximately 7,138 sq ft with onsite car parking
- Prominent position fronting North Circular Road
- Close to Brent Cross Shopping Centre, Staples Corner and M1 (J1)
- Of interest to owner occupiers and investors
- VAT free opportunity

Lot

7

Auction

13th February 2025

Vacant Possession

Status

Available

Sector

Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

6.5 miles north-west of Central London,

Roads

M1, A40, A5

Rail

Brent Cross (Northern Line), Hendon and Brent Cross West (ThamesLink)

Air

London Heathrow Airport, London Luton Airport

Situation

The property is situated in a highly prominent position on the north side of the North Circular Road (A406), benefitting from excellent communications via the M1 (J1 400 metres east), A5 as well as the newly opened Brent Cross West railway station. The immediate vicinity comprises predominantly distribution, storage and industrial users with occupiers including Vitabiotics, Vanguard Self Storage, Big Yellow Self Storage, Safestore and Selco.

Tenure

Freehold.

EPC

B42

Description

The property comprises a recently refurbished four storey storage & distribution building (use class B8) with on site car parking to the front. The property currently benefits from clear floor space and excellent natural light.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (GIA)	Floor Areas Approx sq ft (GIA)	Possession
Ground	Commercial/Warehouse/Storage	178.40	(1,920)	VACANT
First		179.00	(1,926)	
Second		178.90	(1,926)	
Third		126.90	(1,366)	
Total		663.20	(7,138)	

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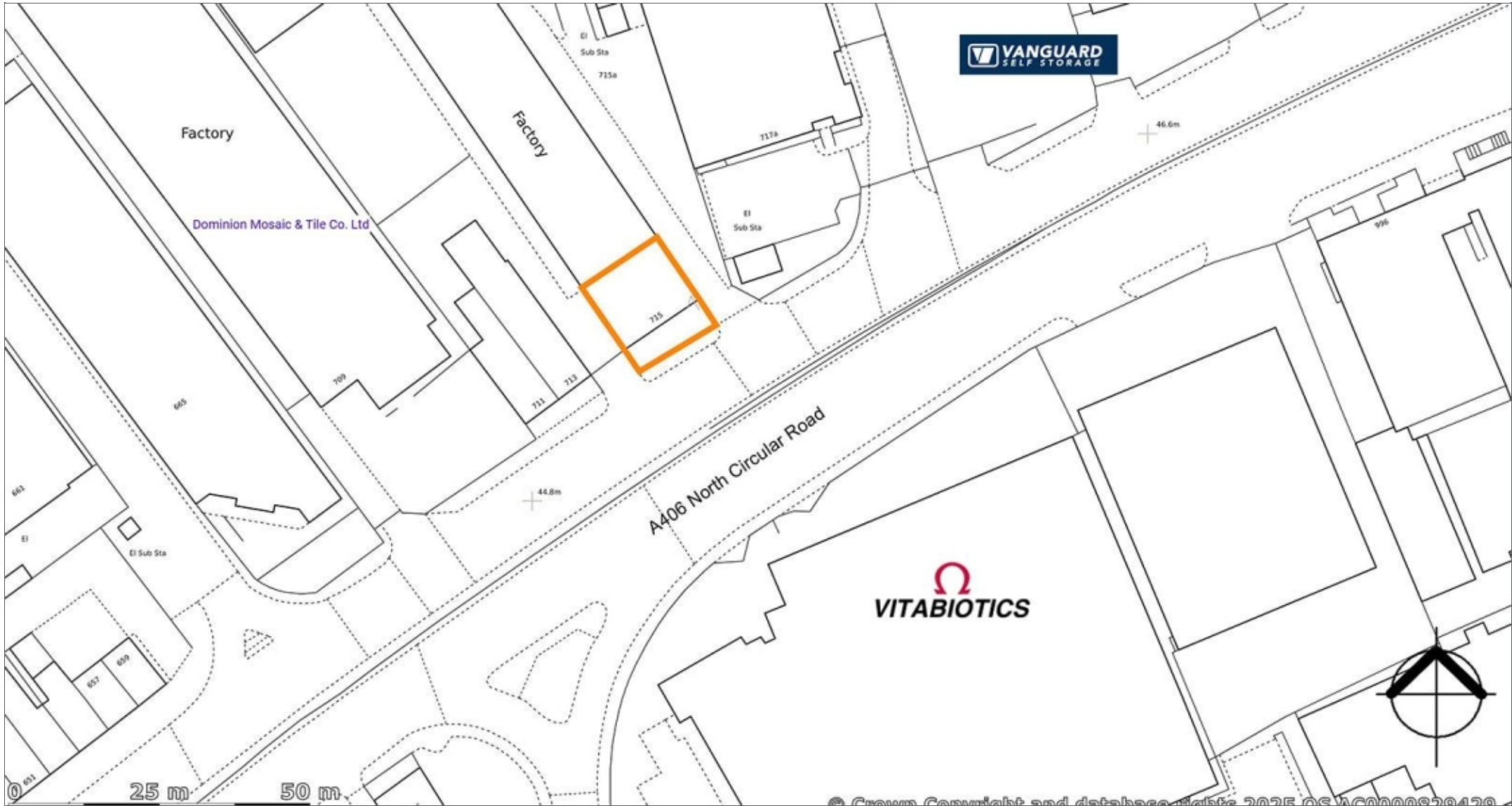


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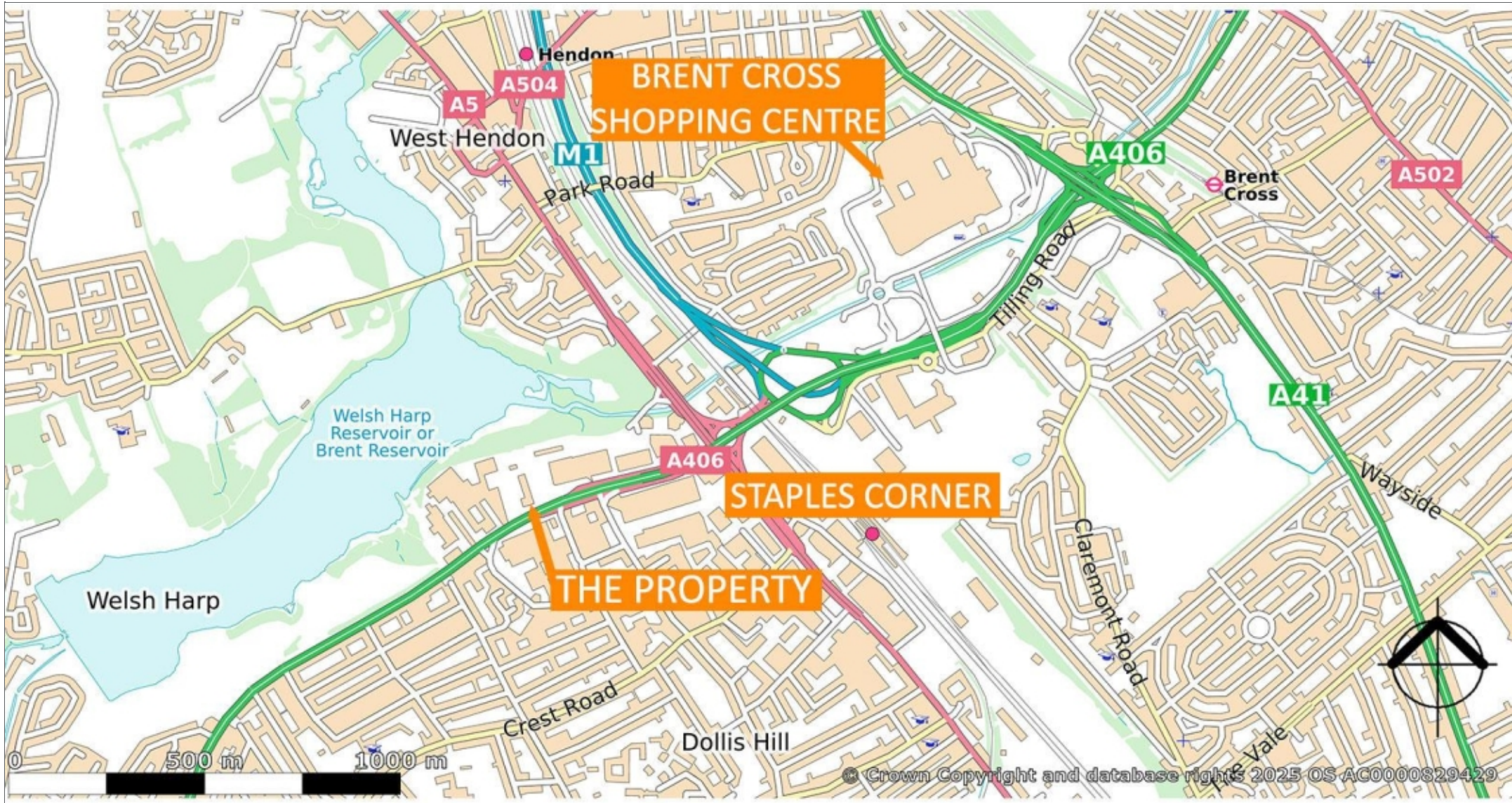
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2024