

AVAILABLE  
IMMEDIATELY

OVER  
**34,000**  
VEHICLES  
PASSING THE  
UNIT DAILY\*

A highly prominent  
last mile warehouse  
fronting the North  
Circular Road  
**TO LET**

**36,253 sq ft**



**717A North Circular Road**  
**London, NW2 7AH**

\*Source: Department for Transport

## Description

The detached unit fronts the North Circular road close to Junction 1 of the M1, offering a highly prominent, North West London location. The site is 0.88 acres (0.35 hectare) with a total floor area of 36,253 sq ft (3,372 sq m). Currently, it has B8 planning permission with applications out for B2 and E Class (which includes B1c).

## Accommodation

The unit comprises of the following GEA:

Main Warehouse	21,900 sq ft	2,034.6 sq m
Frist floor Office	2,180 sq ft	202.5 sq m
Second Floor Office	2,611 sq ft	247.2 sq m
<b>TOTAL</b>	<b>26,691 sq ft</b>	<b>2,483.7 sq m</b>
Mezzanine	9,562 sq ft	888.3 sq m
<b>Grand Total</b>	<b>36,253 sq ft</b>	<b>3,372 sq m</b>



## Specification



250 KVA power\*



Minimum eaves height  
6.5m rising to 8.0m



2 ground level loading doors



Dedicated car parking for up to  
25 cars



Ability to secure the yard



Goods lift with 1,000 kg  
loading capacity



Mezzanine floor with 5KN/sq m  
loading capacity

\*Application to upgrade to 800 Kva from April 2023

## Location

The property is extremely well located in North West London on the east bound carriage of the North Circular Road just west of Brent Cross and less than half a mile distance to junction 1 of the M1. In addition, the A40 is in close proximity and provides access to both the M40 and Junction 16 of the M25 motorway. The immediate surrounding properties are typically industrial, trade or retail warehouses with notable local occupiers including HSS Hire, Vitabiotics, Vanguard, Selco and DX. The popular out of town retail destination, Staples Corner, is located close by.



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## EPC

C-51.

## Terms

The property is available of a new fully repairing and insuring (FRI) lease.

## Rent

On application.

## Viewing and Further Information

Strictly by prior arrangement with the joint agents.

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