



FOR SALE

## 665 North Circular NW2 7AX

665 North Circular Road, London, Greater London NW2 7AX

RARE OPPORTUNITY TO PURCHASE A PROMINENT PRIME  
INDUSTRIAL FREEHOLD - OF INTEREST TO OCCUPIERS /  
INVESTORS & DEVELOPERS

## RARE OPPORTUNITY TO PURCHASE A PROMINENT PRIME INDUSTRIAL FREEHOLD - OF INTEREST TO OCCUPIERS / INVESTORS & DEVELOPERS

Located close to staples corner, Neasden in the London Borough of Brent, the property lies north of the north circular Road (A406) and south of Brent Reservoir. It is situated on the east-bound carriageway of the A406, approximately 0.6 miles west of the junction with the M1 providing excellent access to the UK motorway network. The surrounding area is predominantly commercial in nature and the site is boarded by various industrial use properties. The nearest railway station is Hendon (approximately 0.75 miles north-east) which provides regular trains into various London stations with average journey times to London St Pancras of approximately 20 minutes.

<b>Price</b>	P.O.A
<b>Building type</b>	Industrial
<b>Secondary use</b>	Office
<b>Tenure</b>	Freehold
<b>Deal type</b>	Vacant possession
<b>EPC category</b>	D
<b>Size</b>	50,465 Sq ft
<b>Planning class</b>	B2

Marketed by: NEXTGEN REAL ESTATE

For more information please visit:  
<http://example.org/m/48683-665-north-circular-nw2-7ax-665-north-circular-road>

Site Area 0.42 hectares (1.05 acres)

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Three story industrial /manufacturing building with rear yard  
and parking

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Existing building measures approximately 50,465 sqft

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Freehold for sale

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Income producing rooftop lease to Vodafone

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Offers invited on an unconditional basis

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Potential for redevelopment/ refurbishment (subject to  
planning permission)











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Data provided by Google

Notes:

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Quote reference: SALE-48683

Subject to Contract. The agencies for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither the agent, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT.