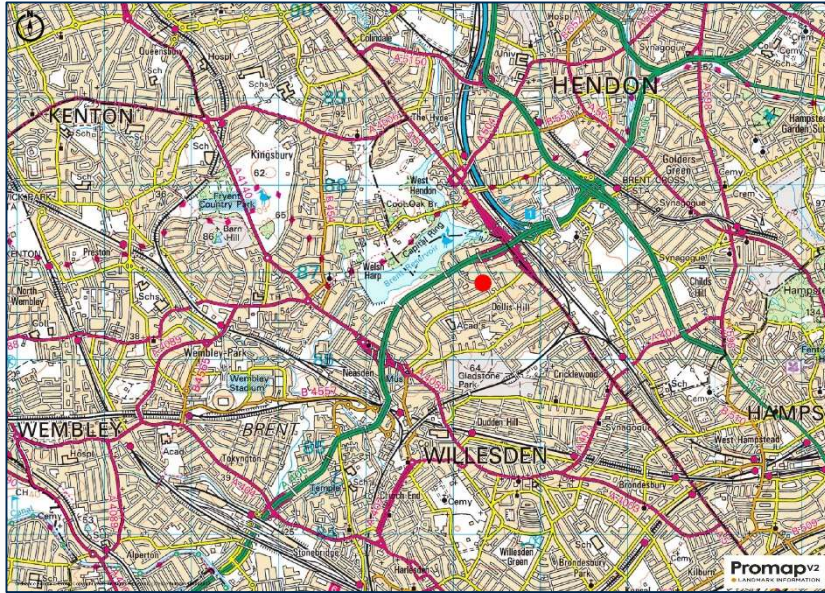


MIXED USE DEVELOPMENT OPPORTUNITY (STP)

LAND FOR SALE

Land at 45 Waterloo
Road, London, NW2 7TX

- Development land for sale
- Site extends to 0.6 acres / 0.24 hectares
- Residential and industrial development potential (STP)
- Vacant possession
- Strategic location close to Staples Corner and Brent Cross South Regeneration Area



Location

Located in LB Brent, to the south of Staples Corner, the site sits approximately 1 mile north of Dollis Hill centre and approximately 0.6 miles south west of Brent Cross. The surrounding area is a mix of both industrial and residential uses. To the south is an established residential area, to the north is an established commercial centre benefiting from the high accessibility afforded by the connections to the north circular.

Waterloo Road is well connected with access from the A406 to Junction 1 of the M1, linking with the A1 and M25. The nearest railway stations are Hendon (approximately 0.85 miles to the North) and Cricklewood (approximately 1.17 miles South East). These both provide Thameslink services connecting to Kings Cross station in c.15 minutes. The site is also c0.4 miles to the west of the upcoming Brent Cross West station development providing an additional station on the Thameslink service.

Description

The site is broadly rectangular in shape and extends to approximately 0.6 acres/ 0.24 hectares, as per the red line site plan. The site comprises a collection of industrial and office buildings and some temporary covered structures in the yard area. The existing buildings have been measured at approx. 14,350 sq ft GIA, not including the outbuildings. The red line area offered for sale comprises mostly freehold land, including three small sections (in green on the plan) pending freehold registration.

There is an area of leasehold land marked in blue on the plan. The lease is currently holding over. Any interested parties should seek their own advice in terms of the title and any indemnity insurance policy, if applicable.

The land is being sold by an industrial owner occupier who have consolidated their operations into a new warehouse to the immediate north which was completed this year. The 45 Waterloo Rd site will be sold with vacant possession.



Promap v2
 LANDMARK INFORMATION
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 Plotted Scale - 1:1000. Paper Size - A4

Planning

The site is located on land designated as Strategic Industrial Land ('SIL') forming part of the Staples Corner SIL and is within the draft Local Plan as BEGA2: Staples Corner Growth Area. The Council's intention is to work up a masterplan to guide transformation of the surrounding area. Newsteer has recently undertaken a planning pre-application on behalf of the landowner for a mixed use industrial and residential development (comprising 1 industrial unit at 1,520m2 and 40 residential dwellings). A feasibility document and LB Brent's pre-application response from August 2020 (ref 20/0191/PRE) can be found on the data room at www.newsteer.co.uk. The site has potential for commercial or mixed use redevelopment, subject to planning (STP).

Tenure

Freehold / Leasehold

VAT

The property is not elected for VAT.

Legal Costs /Capital Allowances

Each party is to be responsible for their own legal costs incurred in the transaction. The vendor intends to retain applicable capital allowances.

Terms

Unconditional bids are invited for the land within the redline boundary.

Viewings

All viewings must be arranged by prior appointment with Newsteer.

Contact

For further information please visit www.newsteer.co.uk or contact Jonny or Lottie on the below:

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Newsteer has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.
September 2020