

PETERMANS
LOCAL PROPERTY EXPERTS



**Ethan David House, 715
North Circular Road NW2
7AH**

**Refurbished
Commercial building (B8)
APPROX 7131 SQ FT GEA
PARKING AVAILABLE
FOR SALE OR TO RENT**

- Site Area approximately 0.026 Hectares (0.064 Acres)
- Prominent Arterial Road Position
- On the edge of an established Light Industrial Estate
- Brent Cross Shopping Centre is one mile's drive to the east
- Major new developments planned for immediate area
- Willesden Green underground station and Hendon rail station (Thameslink services) are within reach
- Parking

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



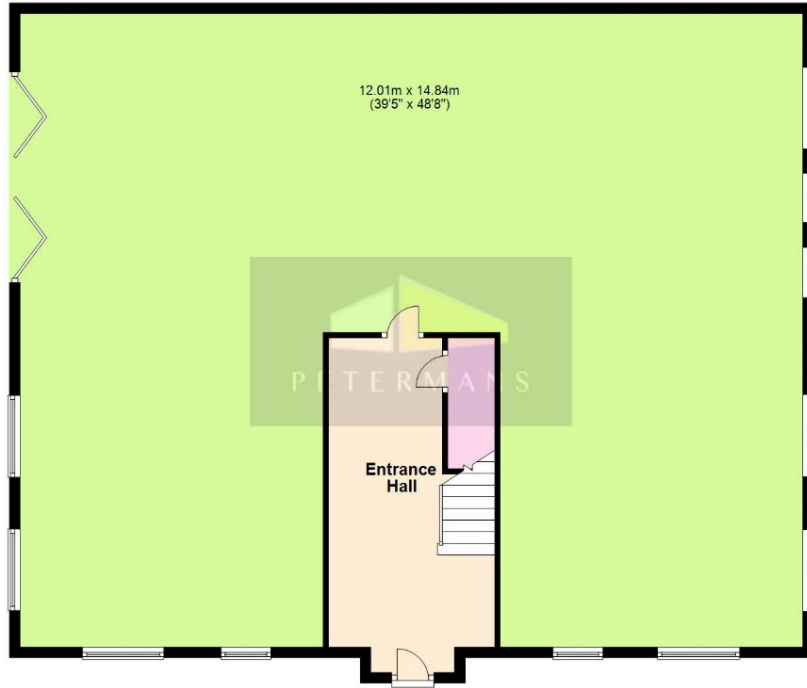
Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



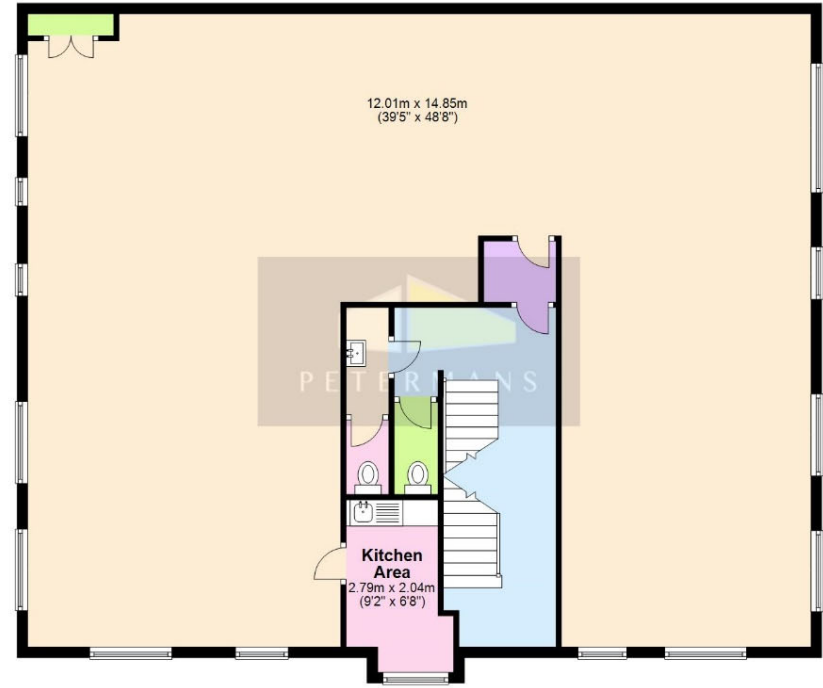




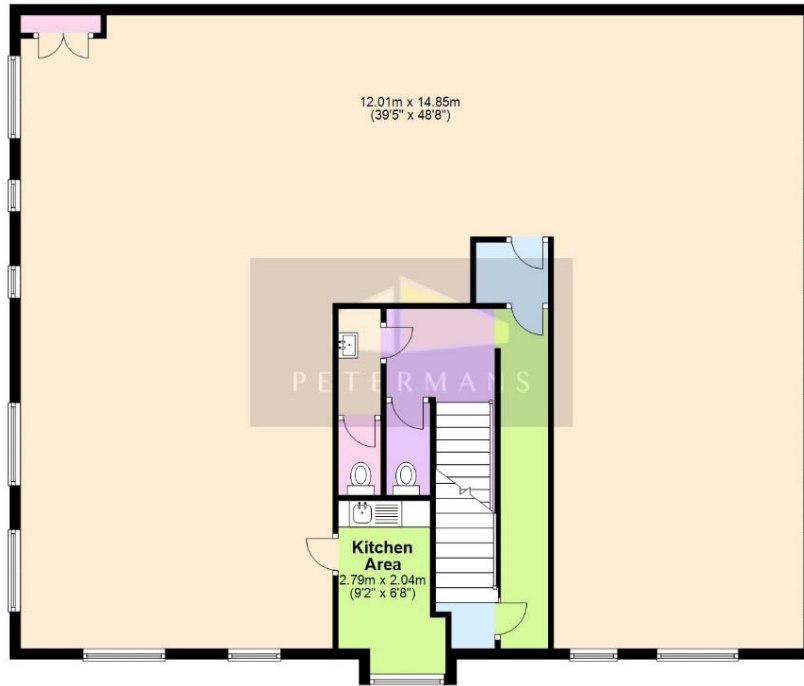
Ground Floor
Approx. 178.4 sq. metres (1920.5 sq. feet)



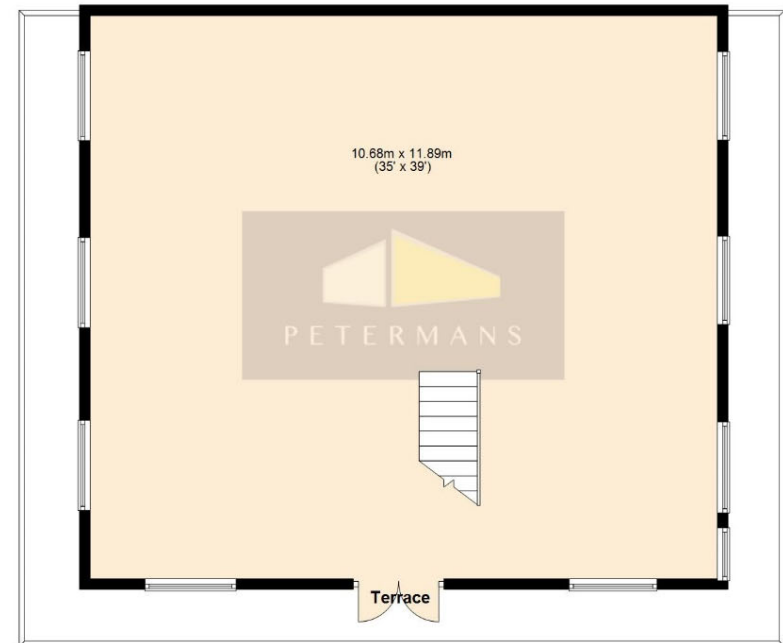
First Floor
Approx. 179.0 sq. metres (1926.2 sq. feet)



Second Floor
Approx. 178.9 sq. metres (1926.0 sq. feet)



Third Floor
Approx. 126.9 sq. metres (1366.5 sq. feet)



Total area: approx. 663.3 sq. metres (7139.2 sq. feet)



LOCATION

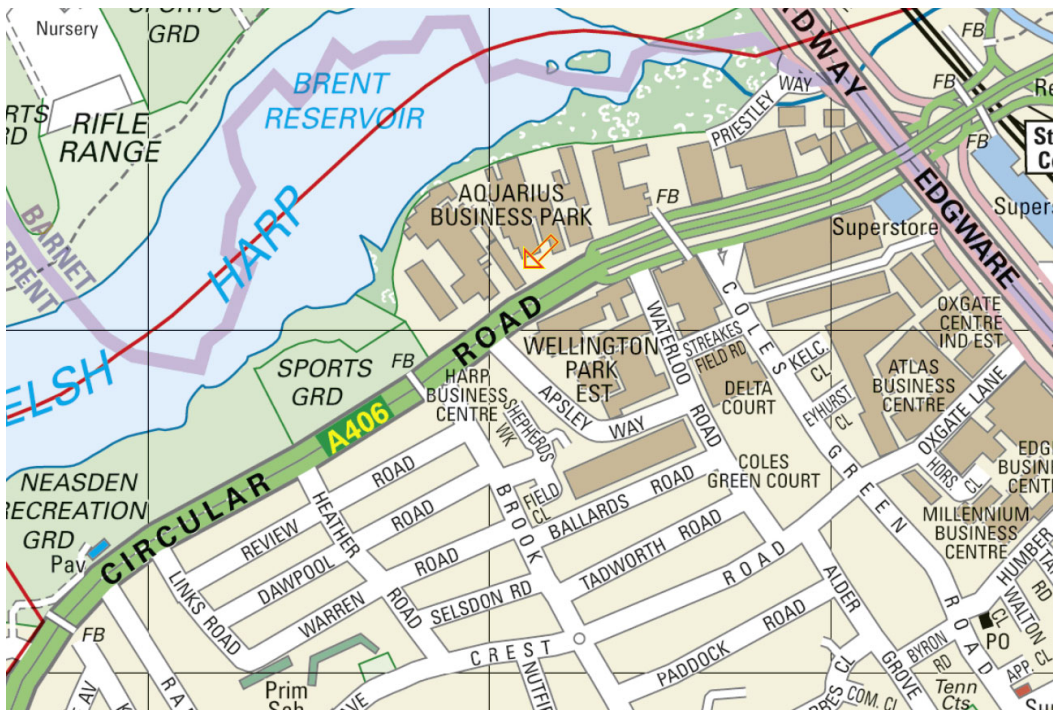
The property is situated in a highly prominent location on the North side of the North Circular Road (A406) approx. 0.6miles from junction 1 of the M1 and Edgware Road. There is excellent road communication to and from Central London. The

ACCOMMODATION

The building has undergone a full refurbishment with a new top floor with a balcony with views over London. It is arranged on Ground , 1-3 upper floors . The building offers excellent natural light and clear floor space. There is parking at the front and side of the building. The building has B8 use– storage/distribution.

FLOOR AREAS

G	1922 sq ft
1	1922 sq ft
2	1922 sq ft
3	<u>1365 sq ft</u>
Total	7131 sq ft GEA



TERMS

Freehold: Guide Price Of £1.6m subject to contract + VAT if applicable.

Lease: A new FR&I lease for a term by arrangement

Rent: £20 PER SQ FT STC + VAT (if applicable)

Possession: Immediate

EPC: B 42

VIEWING – By appointment only via Howard Peterman of Petermans 020 8958 5040 or 07973 224048

howard@petermans.co.uk