

LINK-406

45 Waterloo Road,
Brent Cross,
London, NW2 7TT

LINK-406

PRIME URBAN
LOGISTICS WAREHOUSE

Available Q2 2024
TO LET 21,050 Sq Ft

AN UNRIVALLED
LOCATION WITH
DIRECT LINKS TO THE
M1, A406 AND A5.

LINK-406

Dunelm

Travis Perkins

EDMUNDSON
ELECTRICAL

selco

BUILDERS
WAREHOUSE

VITABIOLOGICS

currys

Topps Tiles

SCREWFIX

HOWDENS

TOOLSTATION

BIG
YELLOW
SELF
STORAGE

DX

Travelodge

NEASDEN
UNDERGROUND

WEMBLY PARK
STATION

A5 (8 MILES TO
CENTRAL LONDON)

A406

M1

A406

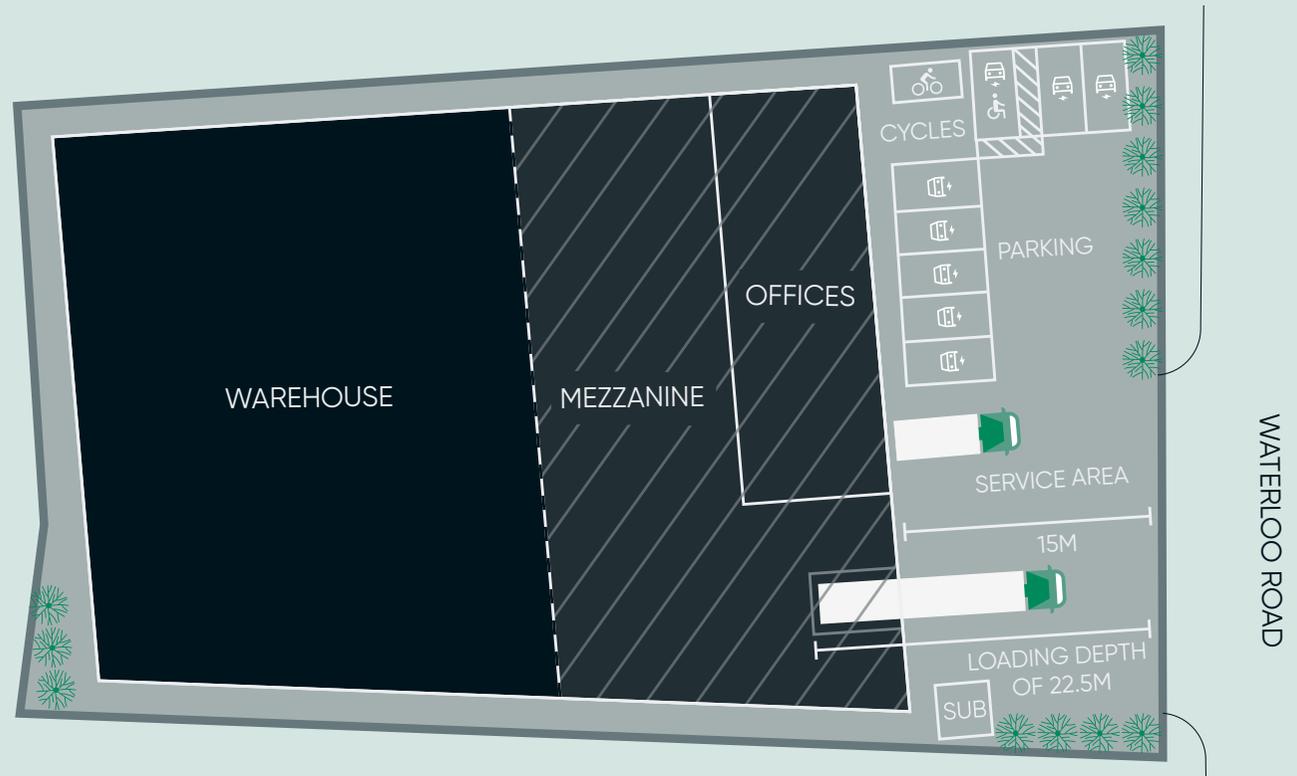
A5



LINK-406

- BRAND NEW GRADE A WAREHOUSE UNIT
- MARKET LEADING ESG INITIATIVES
- GREAT LINKS TO M1 & A406

 PC Q2 2024



ACCOMMODATION

UNIT	SQ M	SQ FT (GEA)
WAREHOUSE	1,324	14,250
OFFICES	167	1,800
MEZZANINE	465	5,000
TOTAL	1,956	21,050

SPECIFICATION

				
2 LEVEL ACCESS LOADING DOORS	10M CLEAR HEIGHT, 14M TO APEX	STRUCTURAL MEZZANINE	50KN/M2 FLOOR LOADING	COVERED LOADING

ESG CREDENTIALS

				
104 KVA POWER SUPPLY	TARGETING EPC 'A'	15% PV PANELS	100% EV CHARGERS	TARGETING BREEAM 'EXCELLENT'



LOCATION

Link-406 is located in Staples Corner and accessed via the A406 North Circular Road. The A406 is very well-connected linking directly to the M1 (linking London to the North), the A5 for Central London and the Brent Cross flyover joining the A41 (Hendon Way / Watford Way). Hendon Train Station (Thameslink Railway) is located 1.5 miles away.

Brent Cross Underground Station (Northern Line) is 1.4 miles away and Neasden Underground station (Jubilee Line) is 1.4 miles away, offering good public transport links into Central London and beyond.

DRIVE TIMES

	A406	4 MINS	1.0 MILE		NEASDEN	7 MINS	1.4 MILES
	M1 J1	5 MINS	1.0 MILE		HENDON	9 MINS	1.5 MILES
	M25 J21A	16 MINS	15.3 MILES		HEATHROW	39 MINS	14.2 MILES
source - googlemaps.co.uk					GATWICK	120 MINS	32.5 MILES

DEMOGRAPHICS



13.5% WORK
IN WHOLESALE
AND RETAIL



7,286,602
IN LOCAL
POPULATION



3.7% WORK
WITHIN
MANUFACTURING



72.1%
ECONOMICALLY
ACTIVE



5.2% WORK
WITHIN TRANSPORT
& STORAGE

source - nomisweb.co.uk

FURTHER INFORMATION

For further information please contact the joint sole agents:

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LINK-406

ANOTHER DEVELOPMENT BY:

MARCHMONT

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