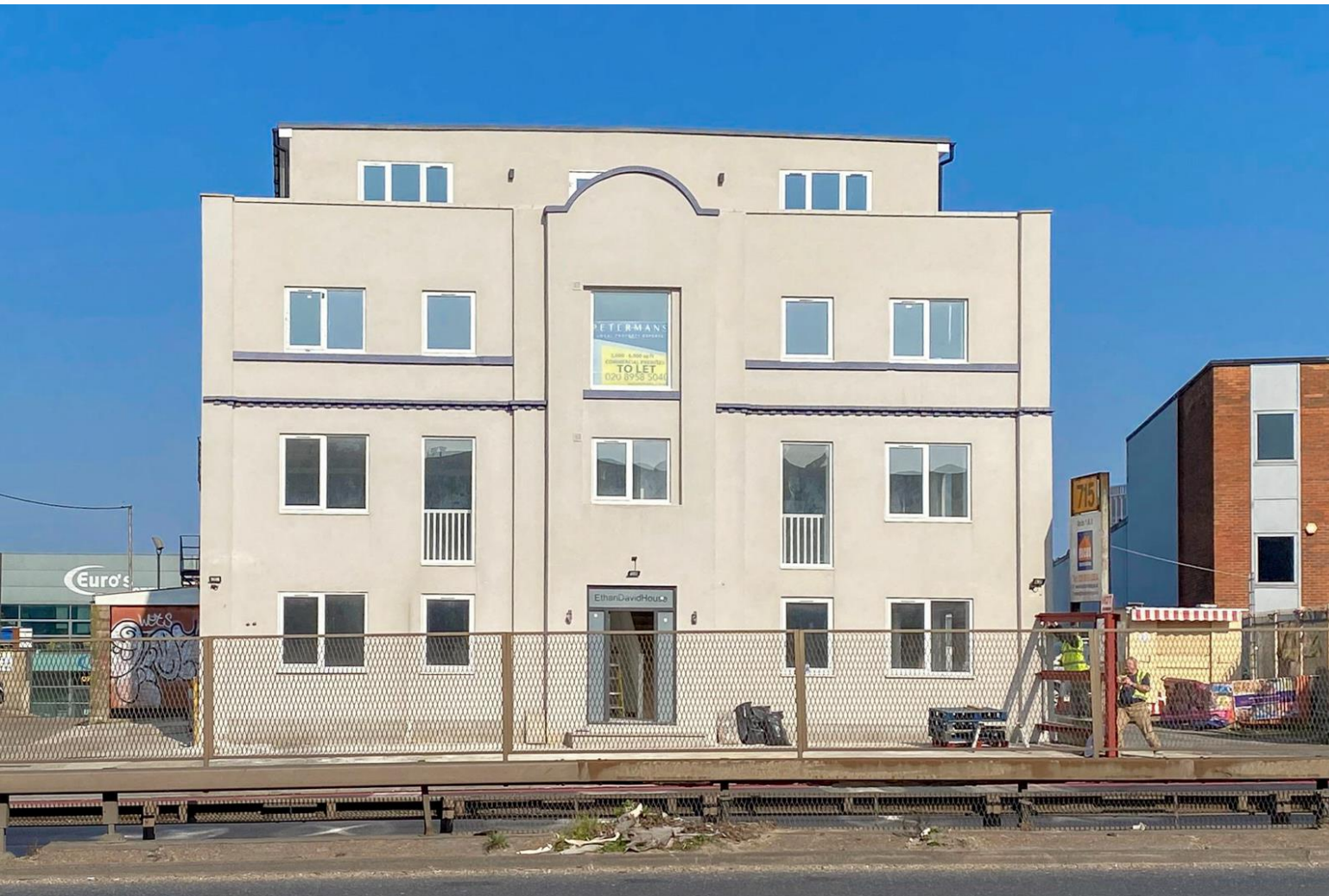




PETERMANS
LOCAL PROPERTY EXPERTS



**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

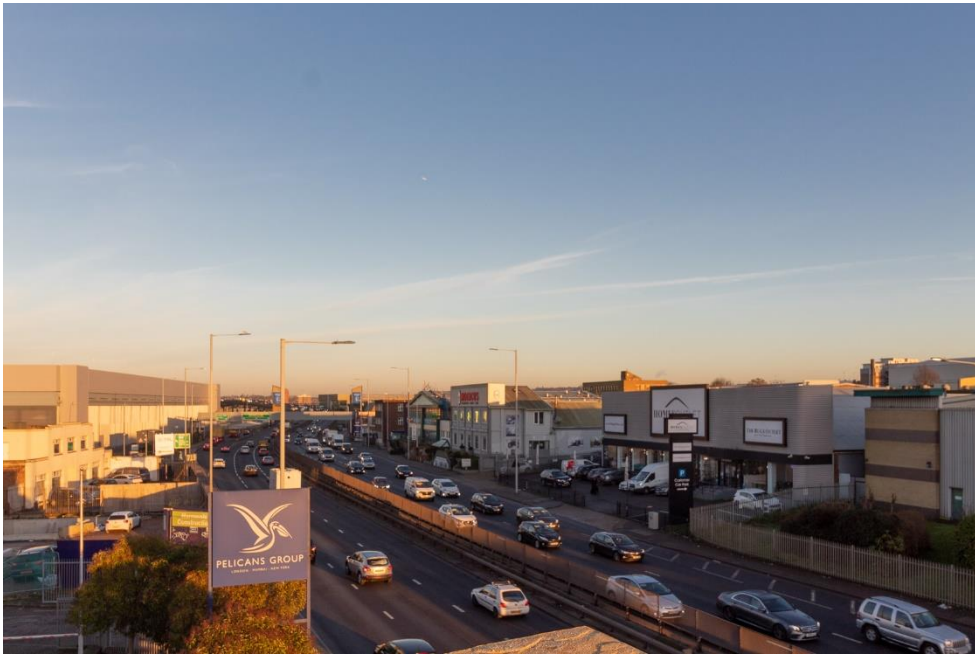
8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



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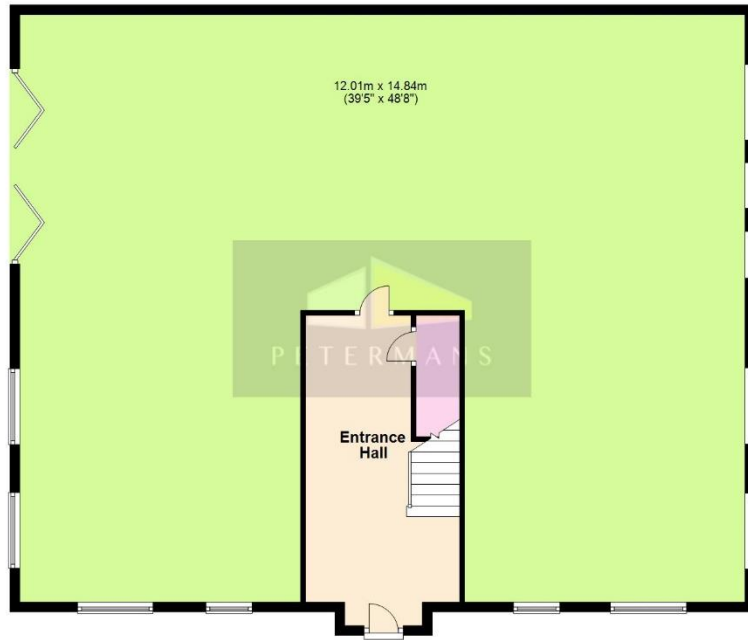






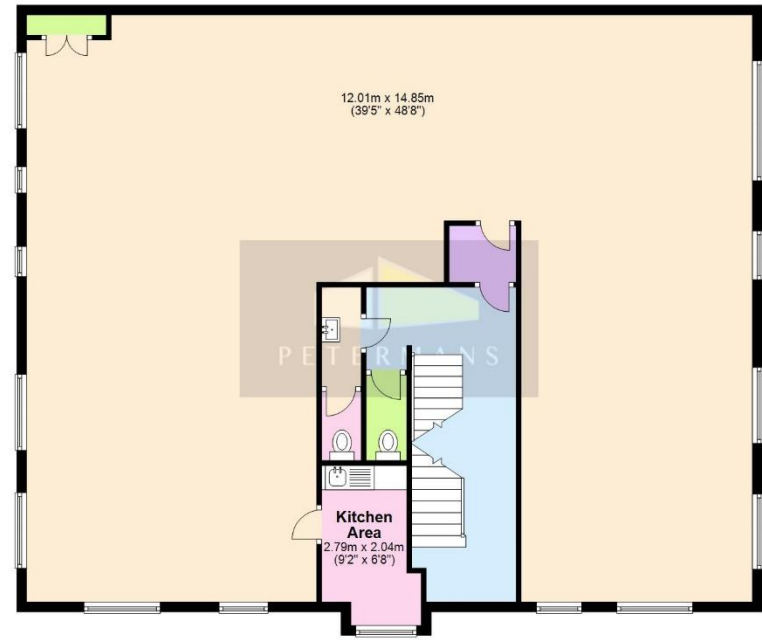
Ground Floor

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



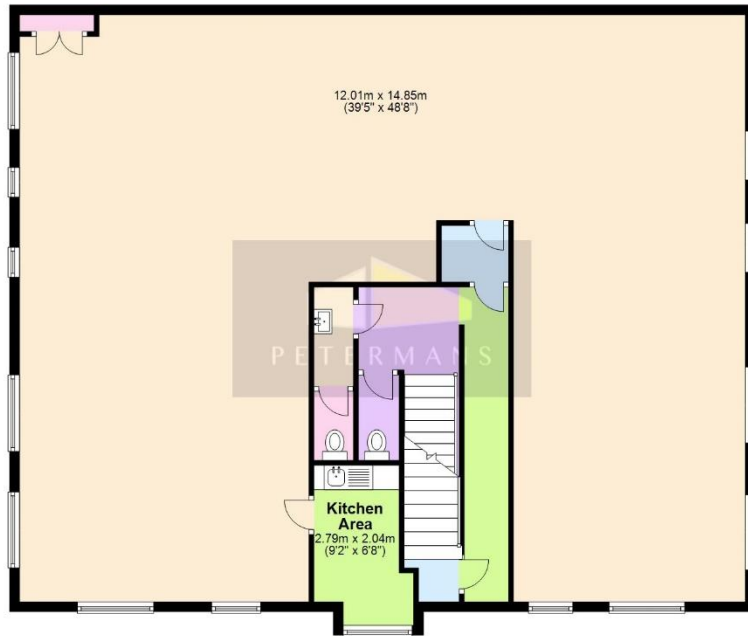
First Floor

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



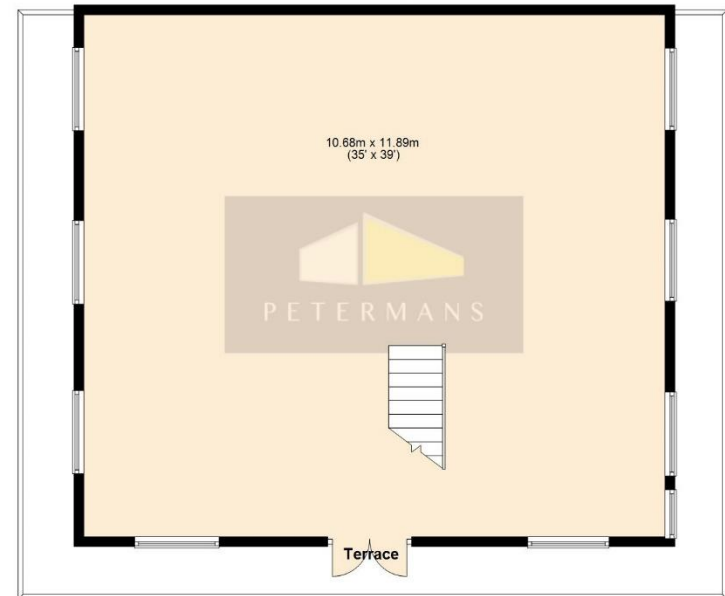
Second Floor

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. 0.6 miles 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 £1.5m subject to contract + VAT if applicable.

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

Rent: £12 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**

