

INDICATIVE BOUNDARY ONLY.

BRENT CROSS CENTRAL:
A PRIME OPPORTUNITY FOR COMMERCIAL/RESIDENTIAL
REDEVELOPMENT OR INDUSTRIAL OCCUPATION.

SUBJECT TO PLANNING

VICTORIA WORKS


STRETTONS

**AVISON
YOUNG**

BRENT CROSS | LONDON | NW2 6LF

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EXECUTIVE SUMMARY

- WELL POSITIONED CLOSE TO THE NEW BRENT CROSS TOWN AND BRENT CROSS WEST STATION.
- THE FORMER FACTORY COMPRISES THREE LIGHT INDUSTRIAL UNITS, WITH ANCILLARY OFFICE SPACE EXTENDING TO A TOTAL FLOOR AREA OF APPROXIMATELY 32,130 SQ FT (2,985 SQ M) GIA.
- ALLOCATED WITHIN THE STAPLES CORNER SPD PROMOTING A COMPREHENSIVE, MIXED-USE INDUSTRIAL AND RESIDENTIAL MASTERPLAN.
- THE BUILDINGS ARE WELL SUITED FOR A REFURBISHMENT OR CONVERSION FOR CONTINUED INDUSTRIAL OR OTHER COMMERCIAL USES, ALTERNATIVELY A COMMERCIAL/RESIDENTIAL REDEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING.
- FREEHOLD SITE EXTENDING TO 1.08 ACRES (0.44 HECTARES) WITH VACANT POSSESSION.
- UNCONDITIONAL OFFERS INVITED VIA PRIVATE TREATY.

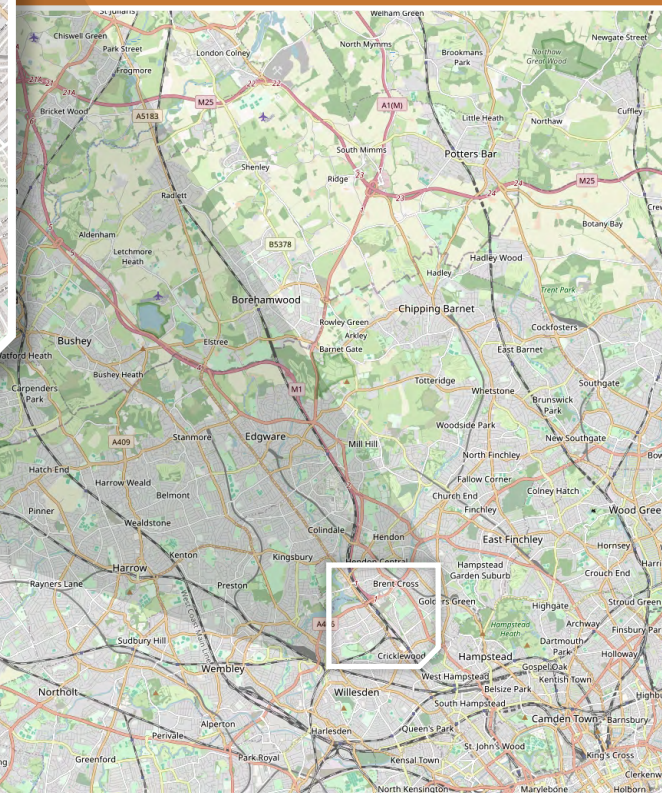
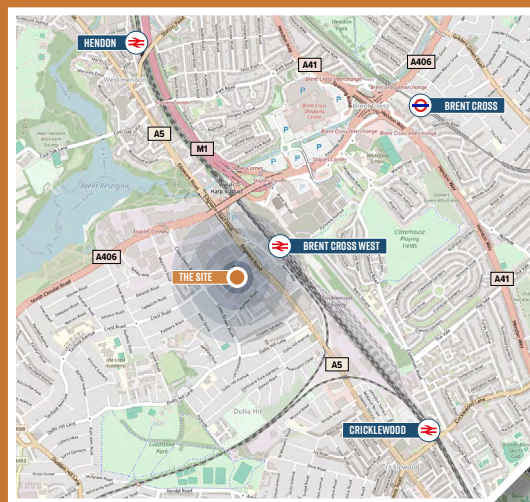
LOCATION

THE PROPERTY IS LOCATED IN A PROMINENT POSITION CLOSE TO THE NEW BRENT CROSS WEST STATION, THE M1, AND THE A406, WITHIN THE LONDON BOROUGH OF BRENT.

The property sits close to the new Brent Cross Town regeneration area, which is striving to bring together 6,700 elegant new homes, over 50 locations for retail, food and drink, provide best-in-class workspaces for over 25,000 people and build a community around health and wellness with fantastic new amenities.

The property is located along Edgware Road and sits within an established industrial estate. The site benefits from excellent transport connectivity located within Zone 3, with Brent Cross West Station lying just 400m (less than a 5-minute walk) from the property, providing access into Central London via Thameslink services.

The property is close to Brent Cross Shopping Centre, and is also nearby to other local amenities including The Builder's Depot and an Esso garage.



CONTEXT

WE COME HERE
HERE WE RISE



3 COOPER SQUARE



BRENT CROSS
SHOPPING CENTRE



BRENT CROSS TOWN
DEVELOPMENT



BRENT CROSS WEST
THAMESLINK STATION



CLITTERHOUSE
PLAYING FIELDS



TRAVEL TIMES FROM THE SITE

BRENT CROSS WEST STATION

3 MINUTES

BRENT CROSS TOWN DEVELOPMENT

5 MINUTES

BRENT CROSS SHOPPING CENTRE

9 MINUTES

CLITTERHOUSE PARK

14 MINUTES

NORTH CIRCULAR ROAD

5 MINUTES

M1 JUNCTION 1

6 MINUTES

A40 WESTERN AVENUE

19 MINUTES

M25 JUNCTION 23

37 MINUTES

KINGS CROSS/ST PANCRAS

16 MINUTES

CITY OF LONDON

24 MINUTES

CENTRAL LONDON

33 MINUTES

SOUTHBANK

49 MINUTES

VIA BRENT CROSS WEST STATION



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DESCRIPTION

THE PROPERTY IS MADE UP OF UNITS A, D, AND E VICTORIA WORKS AND IS ACCESSED VIA A GATED VEHICLE ROUTE ADJACENT TO THE ESSO GARAGE ON EDGEWARE ROAD. THE PROPERTY HAS BEEN VACANT SINCE DECEMBER 2024.

UNIT A is the main building, which comprises ancillary offices and large light industrial warehouse/ workshop space. It is approximately 23,900 sq ft (2,221 sq m) GIA.

UNIT D is an industrial storage unit, approximately 3,767 sq ft (350 sq m) GIA, with roller door access.

UNIT E is a double height light industrial warehouse/workshop space, extending to approximately 4,450 sq ft (414 sq m) GIA.

All units have small kitchenette areas and WC facilities.

There is rear pedestrian access to Unit A, via steps up to a small parking area accessible via Chipstead Gardens.

SITE PLAN



UNIT A



UNIT D



UNIT E



STAPLES CORNER SPD

BRENT'S LOCAL PLAN DESIGNATES STAPLES CORNER FOR INDUSTRIAL AND HOUSING GROWTH, WITH THE AMBITION TO TRANSFORM THE AREA INTO A NEW MIXED-USE COMMUNITY.

The scheme will provide a range of new business premises fit for modern day occupiers, as well as at least 2,200 new homes with associated improvements to infrastructure and the environment.

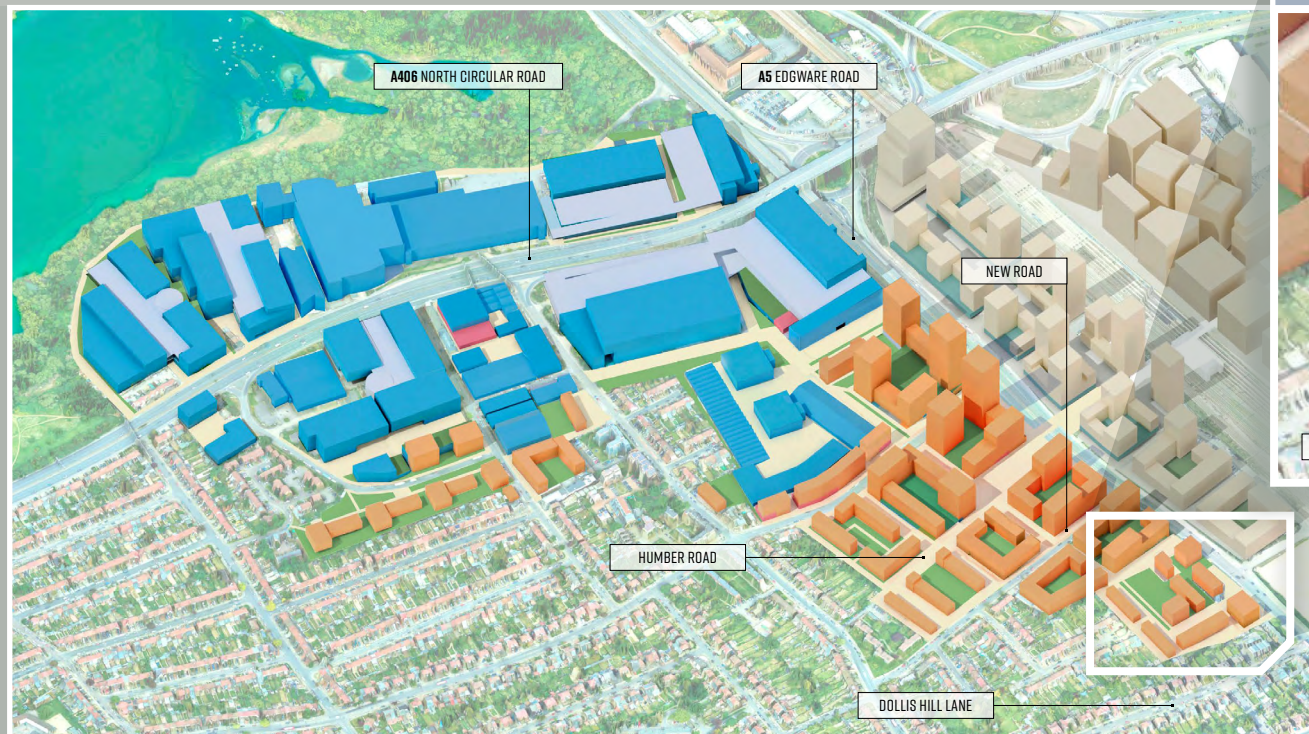
To achieve this ambition the Council developed the Staples Corner Growth Area Masterplan and Design Code SPD (SCGA SPD). The site is designated as a Strategic Industrial Location (SIL), as set out within

Policy BE2 of the Brent Local Plan, and falls within the Growth Area boundary at the southern end along with the adjacent sites to the east and north.

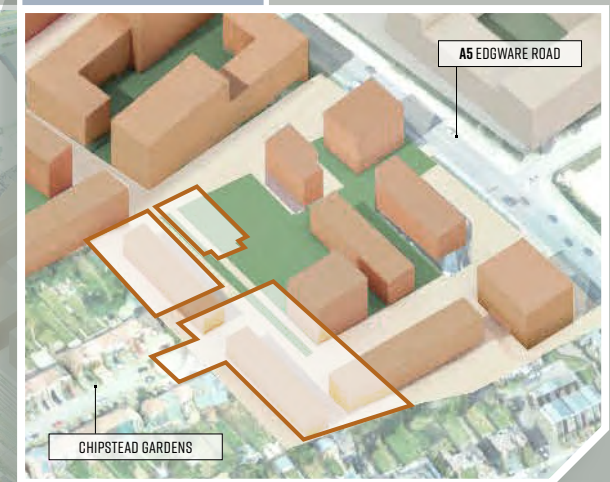
The land use strategy for the site is co-location where new development should support a vibrant mix of uses to include B8 storage or distribution/research and development of products or processes/industrial processes and Class C (hotels and residential).

Victoria Works is covered further under Sub-Area 10 where the illustrative masterplan refers to medium density housing being located to the south of the sub-area to tie into the surrounding low-rise residential streets with 4 to 6 storeys referred to. It also refers to the topography of the area being a challenge with levels rising towards Dollis Hill to the south and sites sitting on a separate podium.

Reference is made to the adjoining Builders Depot being the largest site within Sub-Area 10.



THE SITE



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FURTHER INFORMATION

DATA ROOM

Please visit the data room via the link below to access the following information:

- Asbestos Reports
- Title Information
- EPC

TITLE

The property is held freehold under title numbers MX306150, NGL119857, and NGL424455.

VIEWINGS

We will be arranging viewing days for interested parties, please contact the project team for more information.

VAT

The site is elected for VAT and therefore VAT will be payable on the purchase price.

METHOD OF SALE

The Site is being marketed for sale via private treaty and our client is seeking unconditional offers for the freehold interest, subject to contract.

UNIT A



UNIT D



UNIT E



CONTACTS

FOR FURTHER INFORMATION, PLEASE CONTACT:

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To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers / funders / lessees.

Subject to Contract | October 2025.



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