



# 100 QUEENSBURY ROAD

WEMBLEY, MIDDLESEX HA0 1QG

PRIME FREEHOLD INDUSTRIAL INVESTMENT

FOR SALE



ROBERT IRVING BURNS

# EXECUTIVE SUMMARY



- Established warehouse investment located in the core Park Royal industrial area
- Site extends to approximately 1.35 acres, with an existing warehouse building of 60,780 sq ft (GIA)
- Let to established occupier Katsouris Brothers Limited
- The tenant is paying £875,000 (£14.39psf) per annum ,which is considered reversionary, on a 15-year lease term expiring 25th July 2034
- The lease benefits from upward-only rent review on the 10th anniversary, 26th July 2029 with a Tenant-only break option in July 2029
- The property comprises a mix of warehouse, ancillary, and office accommodation, including:
  - Three roller shutter doors (including electric and high-speed door)
  - Minimum eaves height of approximately 5.5m
  - Large secure yard
  - Chiller and food production facilities
- Suitable for B1, B2 & B8 uses (industrial, business, storage & distribution)
- Offers are invited in excess of £15,000,000 (Fifteen Million Pounds) reflecting a Net Initial Yield of 5.47% for the freehold interest and a low capital value of £246psf

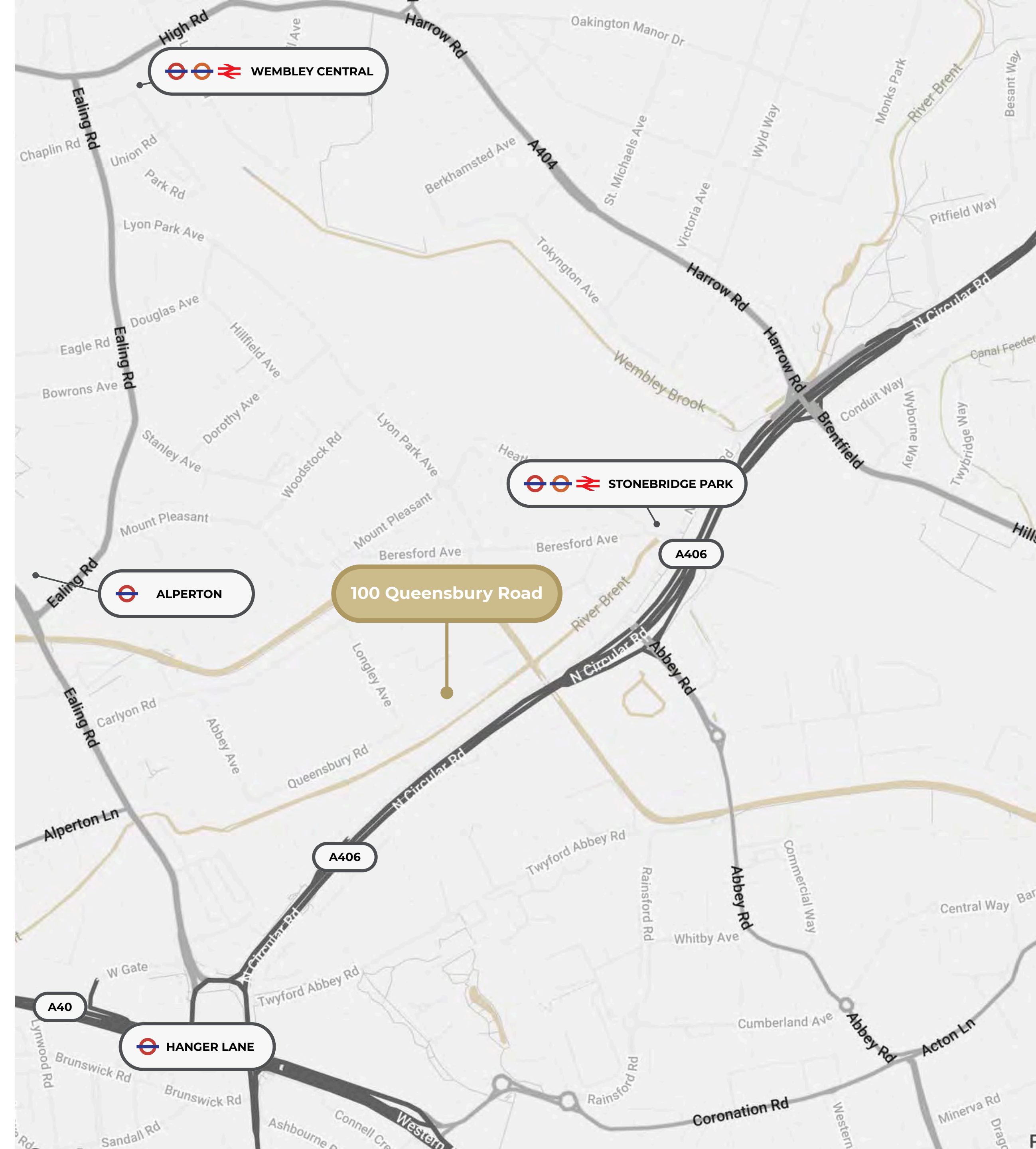


# LOCATION

The property is prominently positioned on Queensbury Road at its junction with Abbeydale Road, on the border of Wembley and Park Royal—a renowned industrial and logistics hubs.

The area is surrounded by a well-established industrial and distribution occupier base, including food production, logistics and manufacturing businesses. Major national and international companies are located within the Park Royal estate.

The property also benefits from close proximity to Segro's Premier Park development, a modern logistics scheme attracting high-profile occupiers.



# CONNECTIVITY

The site benefits from excellent road and public transport connectivity, making it highly accessible for both logistics and workforce:

## ROAD CONNECTIONS

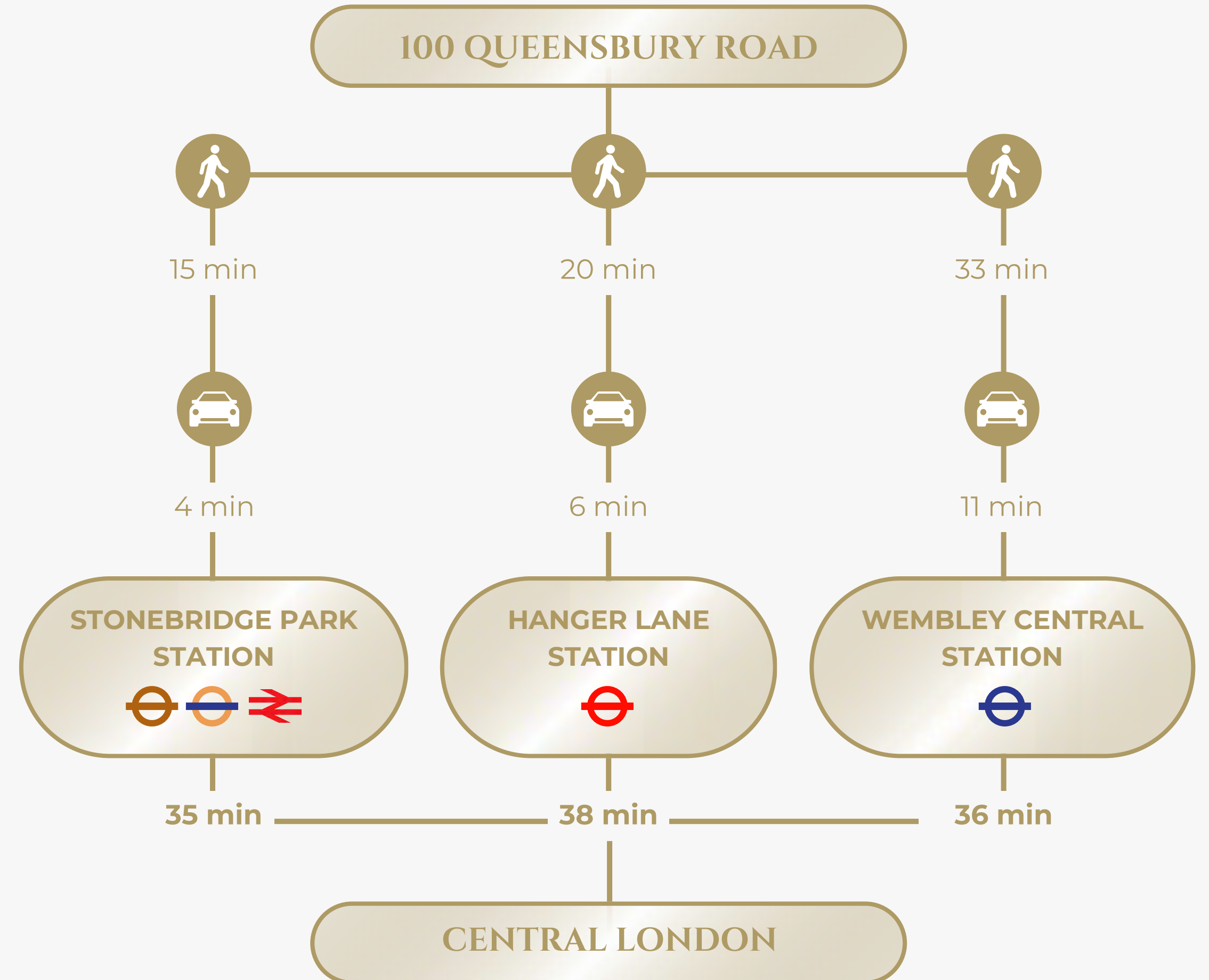
NORTH CIRCULAR ROAD	<b>3</b> mins
A40 WESTERN AVENUE	<b>13</b> mins
M1	<b>≈ 10-15</b> mins
M4, M25	<b>≈ 20-30</b> mins

## BUS STOP | QUEENSBURY (STOP BB)

79	114	288	N98
688	606/614/644		

## TRAIN CONNECTIONS

— BAKERLOO  
— CENTRAL  
— PICCADILLY



# DESCRIPTION

The property comprises a detached, multi-level distribution warehouse providing a mix of warehousing, ancillary accommodation and offices.

The ground floor offers open plan warehouse space with three full-height roller shutter doors opening onto a large concrete yard, suitable for loading and distribution. The unit benefits from a minimum eaves height of approximately 5.5m and is fitted with LED lighting and solid concrete flooring. The space has been adapted to suit food-related operations, including packing rooms and a dedicated chiller area.

The lower ground floor provides additional storage and a substantial car parking area, historically accommodating up to 45 vehicles, accessed via a secure ramped entrance.

At first floor level, the property includes a mix of open plan and cellular office accommodation, with staff facilities, meeting rooms and kitchen areas.

The site extends to approximately 1.35 acres and includes a large service yard and ancillary structures, including a former chemical store and plant areas.

# ACCOMMODATION SCHEDULE

FLOOR	USE	SQ FT	SQ M
Lower Ground	Storage & Car Parking	22,480	2,089
Ground	Warehousing & Ancillary	34,500	3,206
First	Offices	3,800	360
<b>TOTAL GIA</b>		<b>60,780</b>	<b>5,655</b>

Floor areas have been provided by the vendor, all interested parties should verify this as part of their own due diligence





# TENANCY

The property is let to Katsouris Brothers Limited on a 15-year lease from 26th July 2019, expiring 25th July 2034, with a tenant break option in July 2029.

The current passing rent is £875,000 per annum, subject to upward-only rent reviews, the next review will be on 26th July 2029

## COVENANT

Katsouris Brothers Limited is a long-established UK food production and distribution business with over 60 years of trading history. Acquired by Cranswick plc in 2019, the business benefits from the backing of a well-capitalised FTSE-listed food producer, underpinning a strong occupational covenant. 100 Queensbury Road represents a mission-critical operational facility, integral to the tenant's production and distribution activities.

The Tenant may assign the whole of the Premises without the Landlord's Consent to Cranswick Country Foods Plc (Company Registration Number 01803402). Cranswick Country Foods Plc (Company No. 01803402), part of Cranswick plc (LSE:CWK), a FTSE 250-listed food producer, which reported revenues of £2.72 billion and adjusted operating profit of £206.9 million for FY2025. More information available upon request.

## KATSOURIS BROTHERS LIMITED

**TANGIBLE NET WORTH - 37,898,000 (GBP)**

### FINANCIAL STRENGTH

**5A:** 35,000,000 (GBP) and over in tangible Net Worth or Equity

Current Rating as of 30/04/2026

### RISK INDICATOR

**2:** Lower than Average Risk

## CRANSWICK PLC

**TANGIBLE NET WORTH - 777,500,000 (GBP)**

### FINANCIAL STRENGTH

**5A:** 35,000,000 (GBP) and over in tangible Net Worth or Equity

Current Rating as of 18/05/2026

### RISK INDICATOR

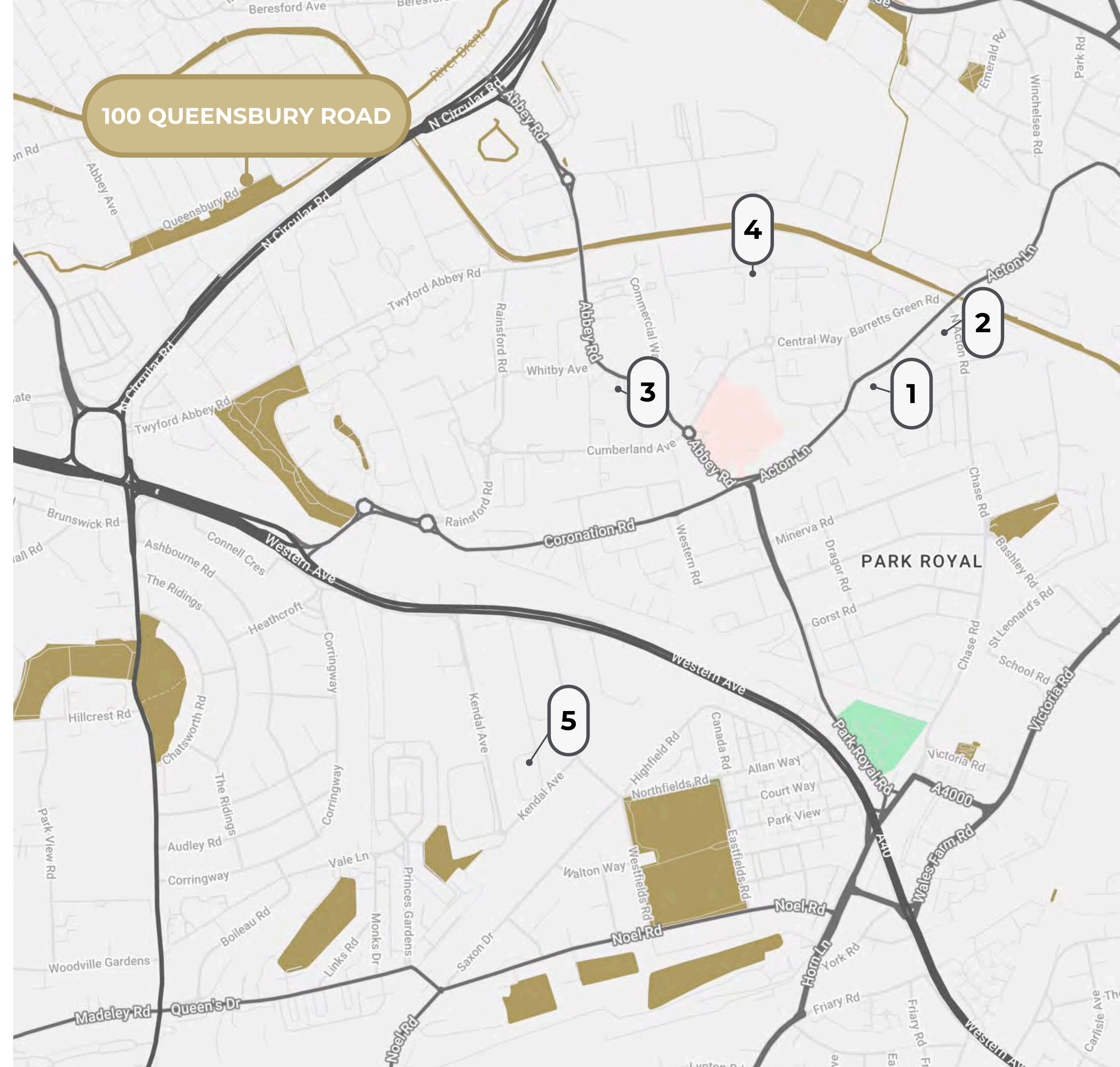
**1:** Minimum Risk

# LOCAL MARKET COMMENTARY

North West London continues to attract strong investor demand for urban industrial and trade counter assets, underpinned by severe supply constraints, excellent connectivity and robust occupational fundamentals.

Recent investment activity across the NW10 and wider West London market evidences sustained liquidity, with comparable transactions achieving strong capital values of between c. £390 psf and £706 psf and yields ranging from 3.07% to 4.47% NIY, reflecting continued appetite for well-let, mission-critical industrial accommodation.

	ADDRESS	SIZE (SQFT / NIA)	SOLD PRICE	£ PSF	YIELD	DATE
1	161 Acton Lane, NW10 7NB	28,505	£12,500,000	£490	4.45% NIY	Mar-26
2	139 - 142 Acton Lane, NW10 7PB	44,019	£17,280,000	£392	3.96% NIY	Dec-25
3	291 Abbey Road, NW10 7EW	62,181	£43,900,000	£706	4.47% NIY	Nov-25
4	3 Willen Field Road, NW10 7BQ	27,111	£12,600,000	£465	3.07% NIY	Jul-25
5	22-28 Concord Road, W3 0TH	56,608	£31,770,000	£561	3.45% NIY	Jun-25





## TENURE

The site is held Freehold under Title Number: MX62561



## PRICE

Offers are invited in excess of £15,000,000 (Fifteen Million Pounds) reflecting a Net Initial Yield of 5.47% for the Freehold interest and a low capital value of £246psf

## VAT

The site is not elected for VAT, therefore Value Added Tax is not applicable.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

## FOR FURTHER INFORMATION CONTACT:

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