



39 HUMBER ROAD

STAPLES CORNER, LONDON NW2 6DW

FREEHOLD 1 ACRE SITE

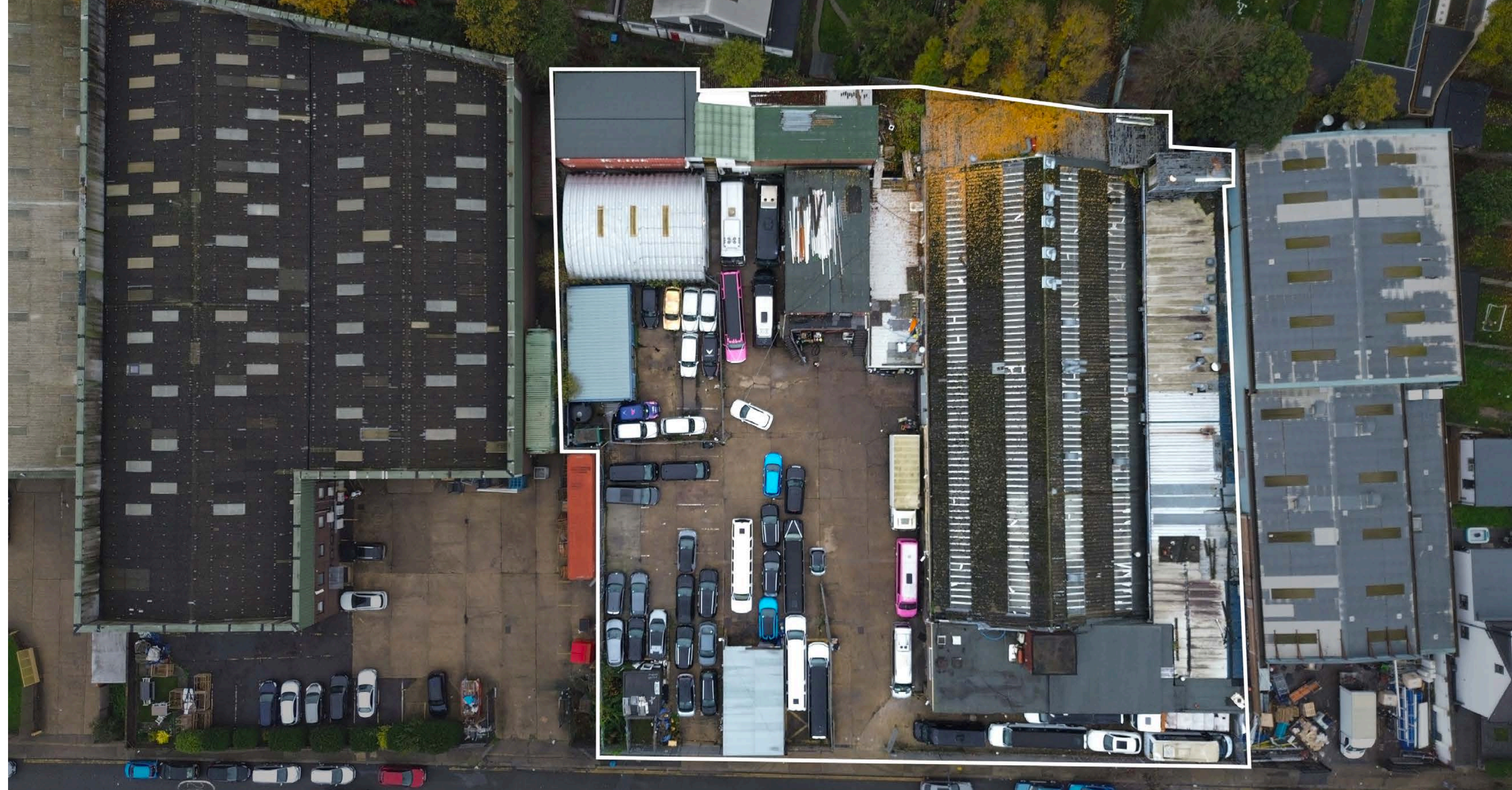
PART VACANT / PART INCOME-PRODUCING SITE
WITH DEVELOPMENT POTENTIAL
(STPP)

FOR SALE



EXECUTIVE SUMMARY

- 39 Humber Road comprises a freehold site extending to approximately 1.01 acres in the established Staples Corner commercial and logistics district in North West London.
- The site includes Ionna House, a vacant industrial building extending to approximately 29,715 sq ft (2,760.59 sq m), arranged over ground, first and second floors.
- In addition, there are container and yard units which benefit from a combined passing of £70,000 per annum.
- Humber Road is situated adjacent to the Brent Cross Regeneration Area, a multi-billion-pound development.
- Offers are invited in the region of £5,500,000, Subject to Contract, for the Freehold Interest.



LOCATION

The property is located on the west side of Humber Road, just off the A5 Edgware Road, within the established Staples Corner / Cricklewood commercial and industrial district. Nearby occupiers include Brent Cross Shopping Centre, Homesense, Decathlon, Dreams, Wing Yip, Magnet and a range of logistics and trade counter operators.

The wider area is benefitting from the ongoing Brent Cross Regeneration programme, which will deliver 6,700 new homes, 3 million sq ft of workspace, new transport infrastructure and enhanced public realm.

CONNECTIVITY



TRAIN STATIONS

- Brent Cross West (Thameslink)
- Cricklewood Rail Station
- Brent Cross Underground (Northern Line)
- Hendon Rail Station
- Hendon Central
- Golders Green
- West Hampstead

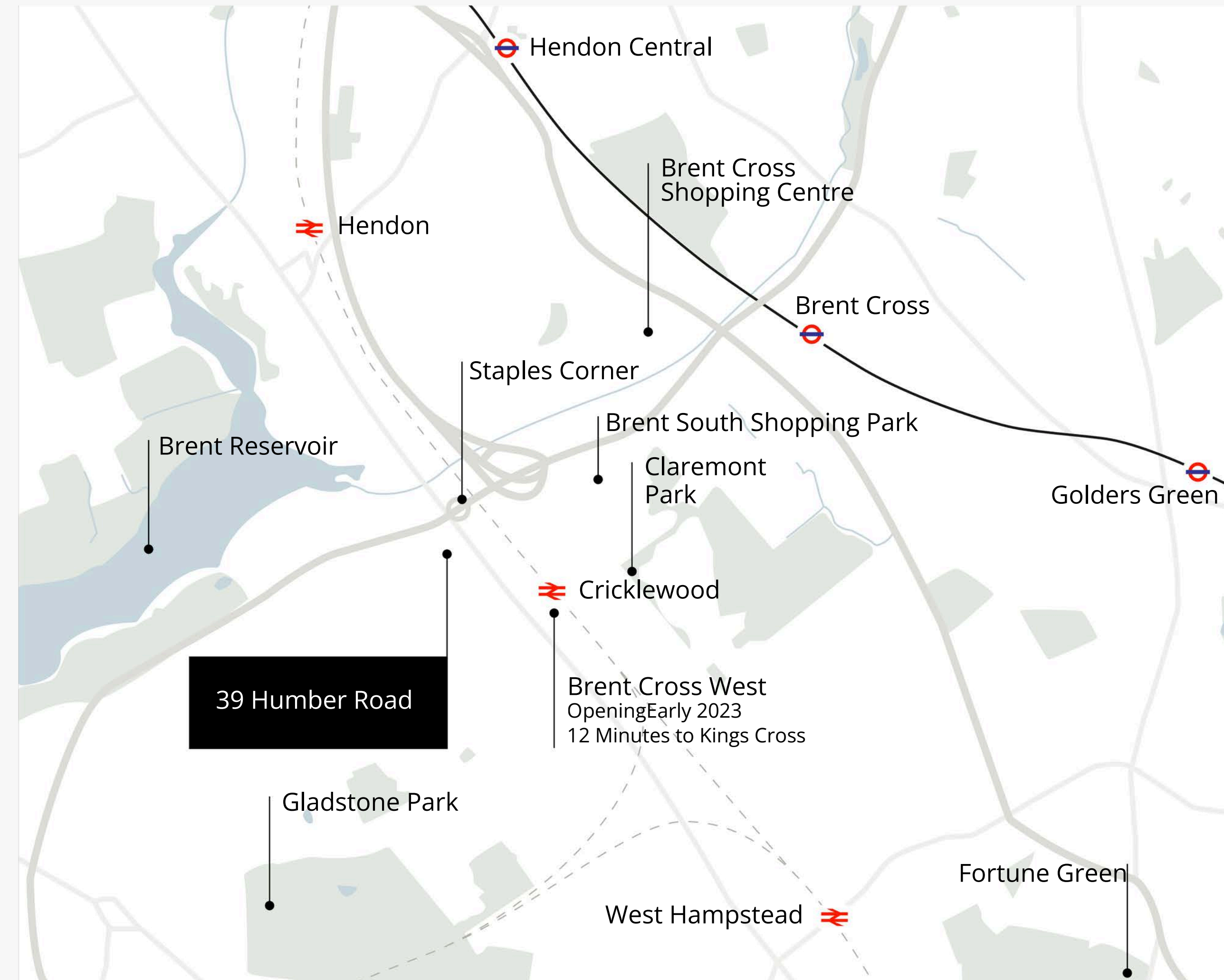
approx. 300m
approx. 1.36km
approx. 1.58km
approx. 2.25 km
approx. 2.74 km
approx. 3.38 km
approx. 4.18 km



ROAD CONNECTIONS

- A406 North Circular
- M1 Junction 1

approx. 650m
approx. 650m



DESCRIPTION

IONNA HOUSE (39 HUMBER ROAD)

A vacant former industrial building extending to approximately 29,715 sq ft (2,760.59 sq m) arranged over ground, first and second floors.

The ground floor provides interconnected warehouse accommodation with multiple roller shutter loading points. The upper floors include office, workshop and storage areas. The building occupies a site of approximately 0.59 acres.

[Please Click to View Drone Video](#)

39A HUMBER ROAD (CONTAINER & YARD UNITS)

A series of income-producing container and yard storage units situated to the rear of the site. Both Leases benefit from mutual 6 month rolling breaks, allowing for full vacant possession upon completion.



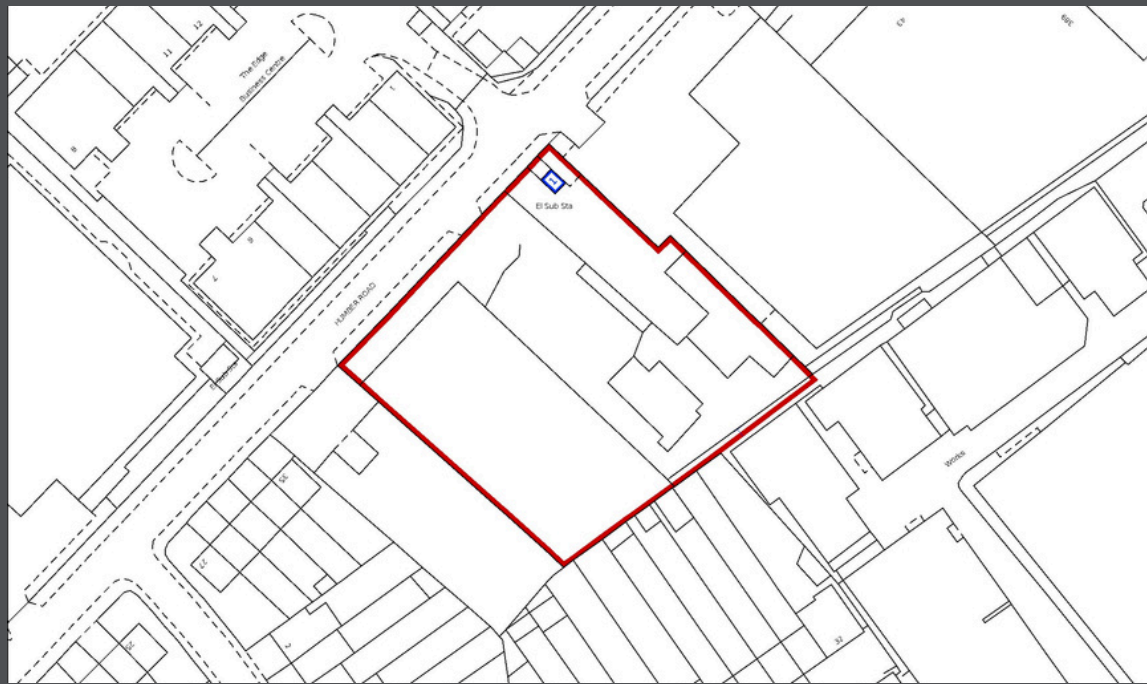
ACCOMMODATION & TENANCY SCHEDULE



ACCOMMODATION	TENANT	LEASE START	LEASE END	TERM	RENT (£ P.A.)	BREAK CLAUSE	NIA (SQ.M)	NIA (SQ.FT)
Ionna House Ground Floor	Vacant	N/A	N/A	N/A	N/A	N/A	1008.55	10855
Ionna House First Floor	Vacant	N/A	N/A	N/A	N/A	N/A	962.19	10356
Ionna House Second Floor	Vacant	N/A	N/A	N/A	N/A	N/A	692.87	7457
Ionna House Under-Container Store	Vacant	N/A	N/A	N/A	N/A	N/A	96.99	1043
Units 2-3, 39a Humber Road	EV CAB COMPANY Ltd	15 July 2024	14 July 2029	5 years	£30,000	Mutual rolling break, 6 months' notice	194	2088
Unit 4, 39a Humber Road	Mayfair Limos Ltd	1 June 2024	31 May 2029	5 years	£40,000	Mutual rolling break, 6 months' notice	68	731

TENURE

The asset is held Freehold. The title number: NGL160353



PRICE

Offers are invited in the region of £5,500,000 (Five Million Five Hundred Thousand Pounds), subject to contract

VAT

TBC

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:

Nick Sherling
07957 167 786
Nick.S@rib.co.uk

Michael Georgiou
07879 896 480
Michael.g@rib.co.uk

Tony Gerver
07836 296 151
Tony@rib.co.uk



ROBERT IRVING BURNS