

**RARE FREEHOLD OPPORTUNITY**

**Land at 55 Waterloo Road**  
London, NW2 7TS

**Industrial Site with Planning  
Permission**

**11,500 sq ft**

(1,068.38 sq m)

- Planning permission for the construction of 4 B2/B8 units (Under ref: 15/1374)
- Located within Staples Corner Masterplan
- Securely fenced & gated site with 2 access points
- Hard-standing ground
- 3 Phase power
- Direct access to A406 NCR leading to M1

# Land at 55 Waterloo Road, London, NW2 7TS

## Summary

Available Size	11,500 sq ft
Price	£2,000,000
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
VAT	VAT will be applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

The site is situated on the corner of Waterloo Road and Streakes Field Road which provides direct access to the A406 North Circular Road, only half a mile from junction 1 of the M1 motorway and provides easy access to the A40 and the A41 leading into central London. Hendon Train Station (Thameslink Railway), Brent Cross Underground Station (Northern Line), and Cricklewood Railway Station, are all only a mile away from the property. There are also various bus routes servicing the area.

## Description

A rare opportunity to acquire a secure, self-contained industrial site with the benefit of the planning permission for 4 B2/B8 units totalling 19,082 sq ft of gross internal area. This site itself, extends to approximately 11,500 sq ft (1,068 sq m), equivalent to 0.264 acres and benefits from dual access points, one of which is located on Waterloo Road and the other on Streakes Field Road. The property also benefits from a three phase power supply and hard-standing ground.

## Tenure

Freehold.

## Planning Permission

The site benefits from planning permission (Under ref: 15/1374) for the construction of a three storey building comprising of 4 B2/B8 warehouse units with ancillary office space. Further details available via the London Borough of Brent planning portal. The planning permission has already been implemented with the £71,560 CIL payment made.

## Accommodation

All measurements are approximate and measured on a gross external area basis.

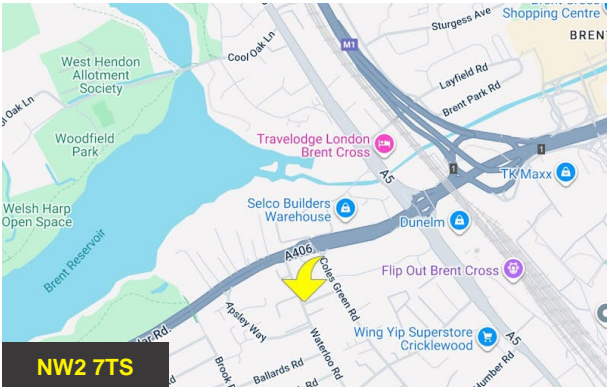
Description	sq ft	sq m
Site Area	11,500	1,068.38
Total	11,500	1,068.38

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



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