



187 BRENT CRESCENT, PARK ROYAL

PARK ROYAL, NW10 7XR

FREEHOLD WAREHOUSE INVESTMENT
WITH FORECOURT & REAR CAR PARKING
FOR SALE - 9,062 SQ FT / 841.83 SQ M

RIB
Robert Irving Burns

Alexander
Lawson
Surveyors

ACTING ON BEHALF OF RECIEVERS



LOCATION

The property is located on Brent Crescent, accessed off the A406 North Circular Road, providing direct access to the M1 motorway and the A40 Western Avenue. Wider motorway networks include the M40, M25 & M4.

Hanger Lane (Central Line), Stonebridge Park (Bakerloo Line) underground stations and Old Oak Common Railway Station are located within close proximity of the property, with the later set to become the best connected and largest new railway station built in the UK. The newly refurbished station will connect to Central London via the new Elizabeth Line and the wider UK via HS2 connecting some of the UK's largest cities such as Birmingham and Liverpool. There are also various bus servicing the area.

DESCRIPTION

The property comprises a detached steel trussed warehouse with ancillary offices. The property has recently undergone a comprehensive refurbishment and is arranged over ground and first floor, benefitting from front, side and rear loading.

There is forecourt parking at the front with extensive parking / open land at the rear of the property.

SPECIFICATION

- Rear yard
- Roller shutter loading
- Parking at front and rear of property
- Extensive sky lighting
- Floor to ceiling height of 7.63m to pitch of roof



FLOOR AREA		
FLOOR	SQM	SQFT
Ground	628.56	6,766
First	214.78	2,311
TOTAL	843.34	9,077



LEASE INFORMATION

The property is let to Liberty Entertainment Partners Limited on a 25-year lease, from 1st January 2020 at a rent of £100,000 pa. There is a rent review on 1st January 2025 and every fifth year, to open market value.

TENANCY INFORMATION

Liberty Entertainment Partners Limited have a low-risk score of 60, and a low international score of B. The company was incorporated on 28th April 2020 and has up to date accounts as of April 2022.

EPC

TBC.

LEGAL COSTS

Each party is to bear their own legal costs.

TENURE

Freehold, subject to the occupational lease.

PRICE

Upon Application.

VAT

The property is elected for VAT and it is envisaged that the sale will be treated as a TOGC (Transfer of Going Concern).

CONTACT

Viewings and further information can be obtained from Joint Sole Agents of **ALEXANDER LAWSON** and **ROBERT IRVING BURNS**.

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