

FOR SALE - TO LET

PROMINENT HEAD QUARTERS OFFICE BUILDING
18,800 sq ft (1,746.56 sq m)



ADVANCE HOUSE - NORTH CIRCULAR ROAD -
WEMBLEY - NW10 7SH

- Ample Car Parking
- Site area of 0.45 acres
- Prestigious A406 Location
- Suitable for other uses S.T.P

LOCATION

Advance House is prominently situated fronting the A406 North Circular Road, which to the south provides direct access to Hanger Lane which in turn connects to the A40 Western Avenue leading into Central London. Major motorway networks can be easily reached from Advance House including the M1, M40, M4 and the M3 via the M25 London Orbital. Stonbridge Park (Barkerloo Line) and Hanger Lane (Central Line) underground stations are both within walking distance.

DESCRIPTION

The property comprises of a very prominent HQ office building over three floors on a site of circa 0.45 acres with good parking to the rear. The offices were recently refurbished to a good specification and much of the building benefits from air-conditioning.

The site may also suit retail trade counter, hotel, educational, medical, community use and so on, all subject to obtaining the relevant planning permission.

AMENITIES

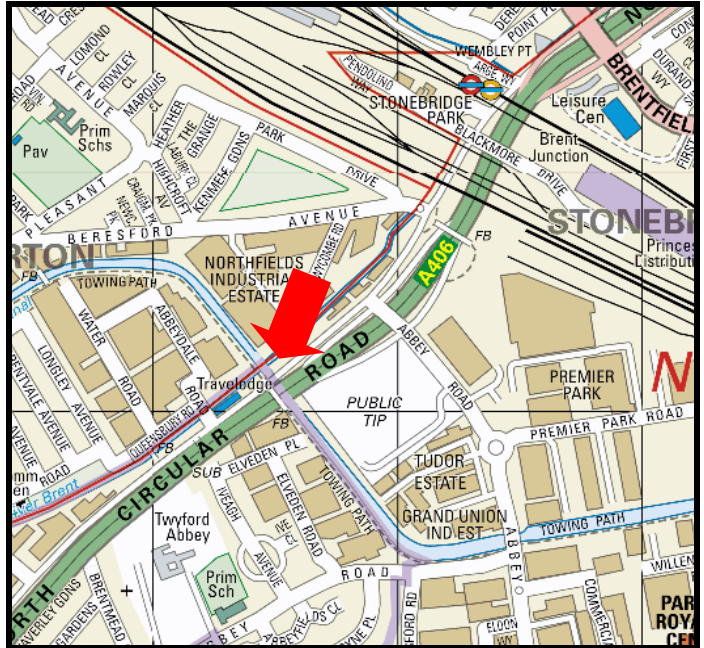
The building benefits from the following amenities:

- Ample Car Parking (circa 22,000 sq ft of external Land)
- Prominent Location
- Air Conditioning
- Loading Bay
- Passenger Lift
- Gas Central Heating

ACCOMMODATION

	SQ FT	SQ M
Offices	18,800	1746.56
TOTAL	18,800	1746.56

All measurements are based on an approximate area.



TENURE

Freehold or Leasehold

PRICE

£3,500,000

RENT

Economical rent available upon application

VAT

VAT is applicable to this transaction.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the London Borough of Brent.

LEGAL COSTS

Each party responsible for their own legal fees.

VIEWING

For further information or to arrange a viewing please contact.

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