



## REDEVELOPMENT SITE IN PRIME LOCATION

**3,860.46 SQ M (41,555 SQ FT) – including forecourt**

All Areas Approximate Only. Prospective Purchasers Must Make Their Own Survey

150A Coles Green Road  
NW2 7TS

### Description

**Land previously occupied by a carpet company for a storage and distribution facility, demolished due to fire damage and now available for re-development to replace the previous warehouse facility.**

**The site is in a location immediately off the North Circular Road & Edgware Road, by Staples Corner with very convenient access to Junction 1 of the M1 Motorway, M25 Motorway, Central London & Brent Cross Shopping Complex.**

### Site

**Extends to an area of 41,555 sq ft (3,860.46 M<sup>2</sup>).**

**We have been instructed that the area of Staples Corner has now been recommended for Residential or mixed community use. "**

*"Staples Corner will be adopted for residential or other uses that support a mixed-use community "*

**Interested parties should examine the latest documentation on Brent Council's website for further information.**

### Price

**Offers in excess of 10M for the Freehold interest. VAT is applicable.**

### Stamp Duty Land Tax

**From 1st April 2016 Stamp Duty Land Tax applies to Commercial Sales as follows:**

- **0% on the first £150,000**
- **2% on the next £100,000**
- **5% on the remaining amount.**