

# For Sale

25-31 Colin Road,  
Willesden, London,  
NW10 2EE

Industrial Yard & Buildings  
11,516 sq ft on 0.95 Acres

- Extremely Rare Freehold Opportunity
- Potential for Residential Development
- Secure Site of Approx. 0.95 Acres (0.38 ha)
- 5 Workshops and 2 Office Buildings of Approx. 11,516 sq ft
- Dual Access Via Colin Road and Dudden Hill Lane
- Dollis Hill Station within Walking Distance

Your partners in property



# Description

## Workshop 1

- Single bay workshop
- Eaves height of 8.2m
- Lighting
- Commercial Vehicle inspection pit
- 3x Roller shutter loading door
- 1<sup>st</sup> floor mezzanine
- 5 tonne crane

## Workshop 2

- Single bay workshop
- Eaves height of 5.0m
- Lighting
- Office accommodation at first floor
- 3x roller shutter loading doors

## Workshop 3

- Single bay workshop
- Eaves height of 5.6m
- Lighting
- 3x Roller shutter loading door access
- 5 tonne crane

## Workshop 4

- Storage unit
- Strip lighting
- Eaves height of 2.4m
- First floor residential flat (addressed as 44 Meyrick Road)

## Workshop 5

- Incoming producing on flexible agreement
- Self-contained yard with 6 parking spaces
- Access via Meyrick Road

## Office 1 & 2

- Two storey office properties
- Brick and mortar construction

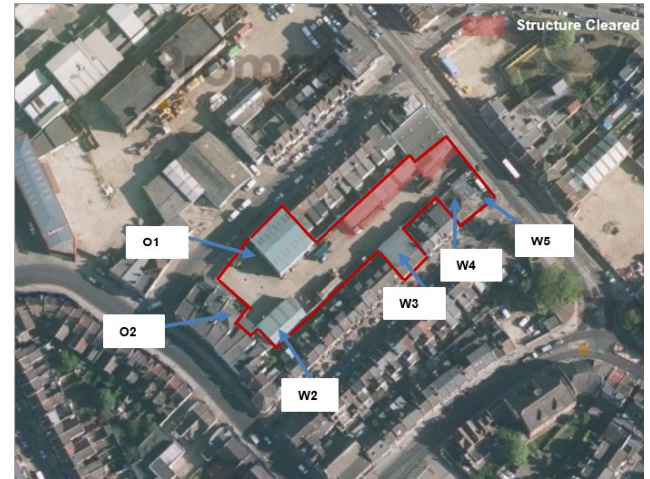
## Site

- All mains service
- External lighting
- Concreted yard
- Highly secure
- Dual access via Dudden Hill Lane and Colin Road
- A number of buildings have been cleared from the site, shaded in red

*No services, machinery or equipment have been tested*

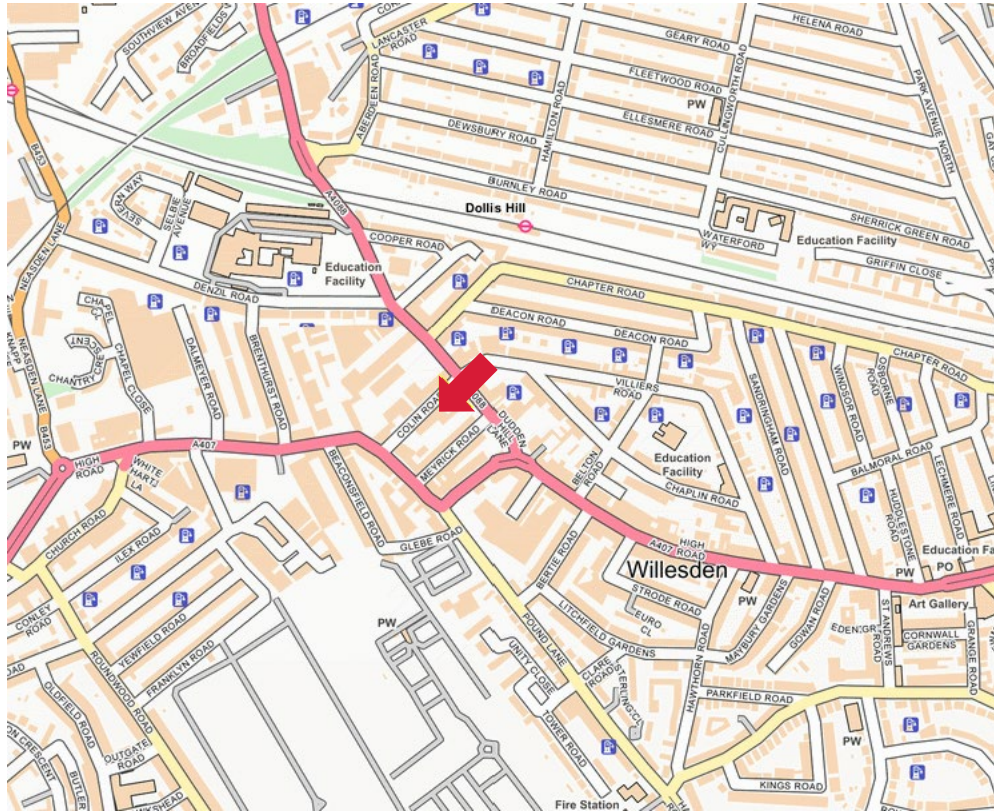
*\*Mezzanine not included in area totals*

*\*Approx GIA*



Accommodation *	Sq Ft
Workshop 1	4,116
Workshop 2	2,060
Workshop 3	2,238
Workshop 4	1,116
Workshop 5	655
Office 1	718
Office 2	613
<b>Total</b>	<b>11,516</b>
Site Area	0.95 acres

# Location

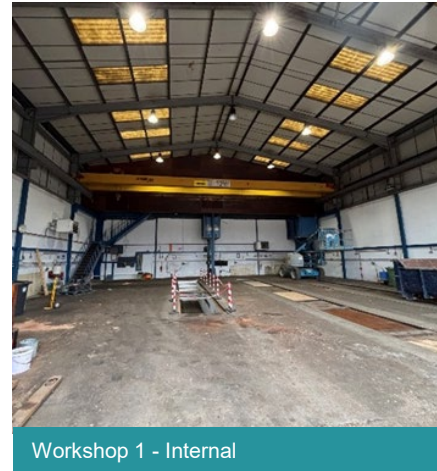
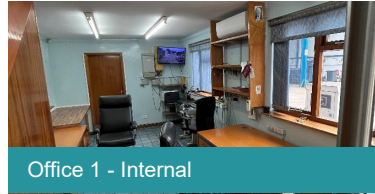


25-31 Colin Road is located in Willesden, a 5-minute walk away from Dollis Hill, and 15-minute walk from Neasden Station, providing access to Waterloo in 30 minutes and Baker Street in 20 minutes (Jubilee Line). The property has easy access to bus routes, with Merrick Road (Stop WT) located outside the plot, linking to Wembley, Harlesden, Cricklewood and Hampstead.

Via road, the property is a 4-minute drive from the North Circular Road, (A406), providing direct access to major arterial roads, with Wembley and Park Royal only a 15-minute drive away. To the west, the A40 (Western Avenue) is approximately 2 miles away, offering a direct route into Central London and connecting to the M40 for access to the Midlands. To the east, the M1 motorway is accessible via Staples Corner. The A406 also connects to the M4 motorway, facilitating routes to Heathrow Airport.



# Photographs



# Indicative Bulk & Massing Study

A high-level indicative outline capacity study has been prepared by Formation Architects to understand potential future options for the site.

It investigates the capacity for a residential led scheme on the site which broadly reflects policy requirements.

The approximate quantum suggested in this study is an estimated capacity for the site based on Formation's experience.

The proposal consists of :

- 61 residential units (circa 47,286 sq ft NIA)
- 9,386 sq ft (NIA) of commercial

It provides a broad flavour of what might be achieved whilst accepting each party will have their own interpretation as to future development options in respect of massing and land use.

Please find a link to the full feasibility study below.

[Feasibility Study](#)



# Additional Details



## Viewings

To arrange a time to view please contact the sole agents.



## Claw Back Provision

The sale will be subject to a purchaser entering into a “forward sale clawback” agreement should the site be sold in accordance with its existing use.



## Terms

The property is available freehold.  
Price on application.



## Data Room

Further information will be made available from within a Data Room with access via the sole agents.



## Occupational Leases / Agreements

**Workshop 5:** (26 – 28 Dudden Hill) is used for motorbike repairs, let on a lease (outside the act) expiring 28<sup>th</sup> February 2026, at a rent of £13,000 p/a.

**44 Meyrick Road:** there is a residential assured shorthold agreement on the first floor of workshop 4, at a rent of £1,205.50 per month, expiring at 31<sup>st</sup> October 2025.



## Business Rates

Workshops 1-3, offices 1 & 2 and yard : £102,000

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



## EPC

25-31 Colin Road, (Office 1, Workshop 1 & 3) : B50

25-31 Colin Road, (Office 2 & Workshop 2) : D99

26 – 28 Dudden Hill Lane (Workshop 5) : D81

Workshop 4 : N/A

44 Meyrick Road (Residential Flat) : D55



## Planning

The current use of the site is general and light industrial use (Use classes B2 & E(g)).

The site falls within allocation for Church End Growth Area, allocating the site area to light industrial uses with residential above.

The allocation recognises that the site is a local employment site, although not designated as a locally significant industrial site. A planning report has been made and will be included in the data room.

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

# Contact

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## Legal Costs

Each party to bear their own legal costs.

## VAT

The sale of the property is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



[www.knightfrank.co.uk](http://www.knightfrank.co.uk) / 020 7629 8171

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### Industrial / Existing Use Enquiries

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Particulars dated September 2025. Photographs dated March 2025.

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