

**63 BERKHAMSTED AVENUE,  
WEMBLEY, HA9 6DT.**

  
david charles  
property consultants

**020 8866 0001**

**3,761 SQ FT / 349 SQM**

**NEW D1 NURSERY PREMISES – TO LET**



## LOCATION

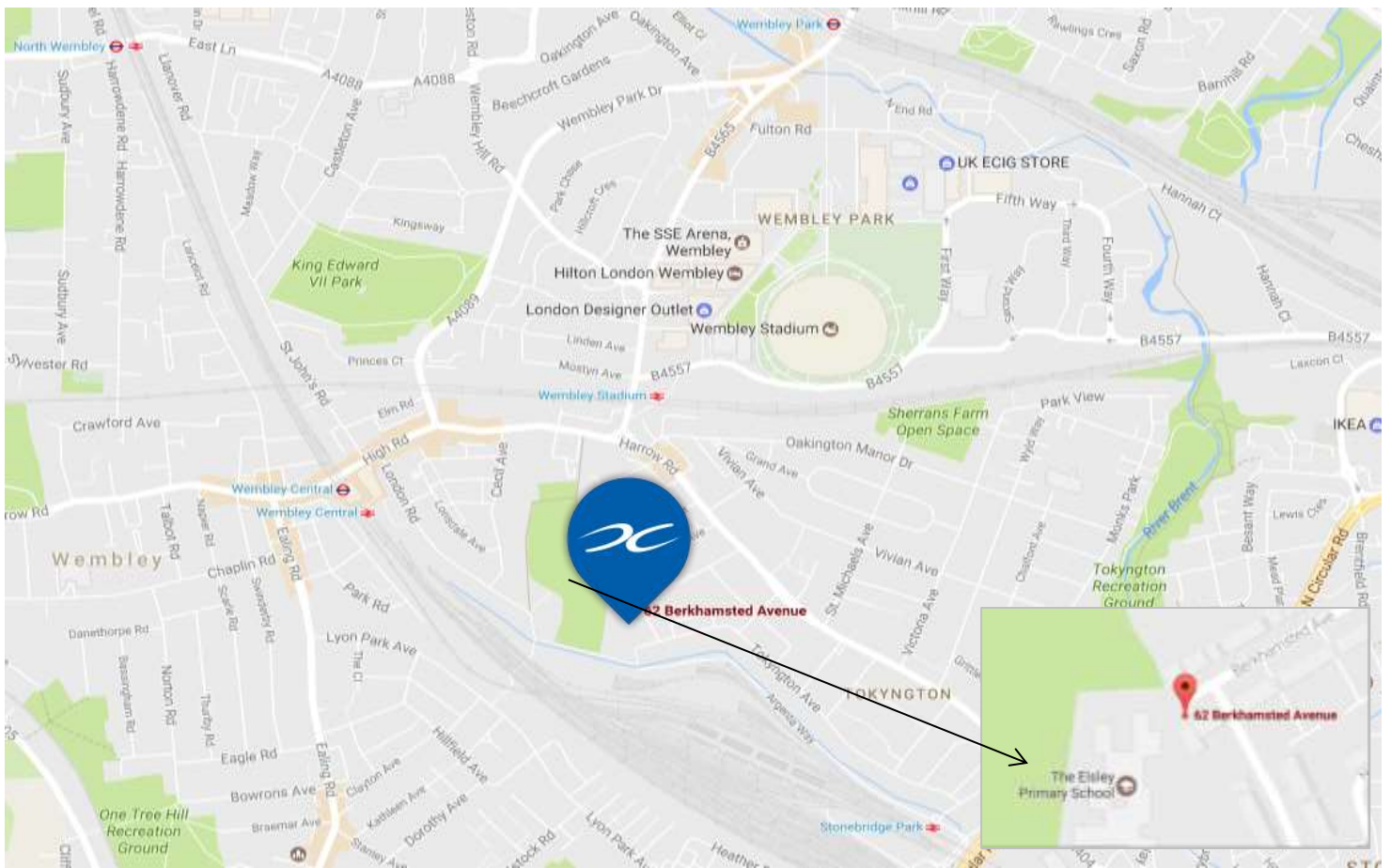
The premises are located at the end of Berkhamsted Avenue which is situated off of the Harrow Road in Wembley. The Harrow Road connects to the North Circular Road and thus the site has good transport links via car into central London. The building is also well served by public transport, being a short walk from Wembley Central Underground and Overground stations. Situated adjacent to the site is the main entrance to The Elsley Primary School, Wembley.

## DESCRIPTION

The building comprises of children's day nursery facility of 3,761 sqft which has been constructed to a shell and core ready for a tenants fit out. The ground floor of the building provides a number of teaching rooms, reception area, kitchen & toilet facilities and a large hall to the rear. The first floor is open plan, whilst the second floor comprises of storage space. Externally, there is a driveway leading to a drop off area. There is also an outdoor space for a children's play area which requires surfacing.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





## LEASE

The premises are available by way of a new full repairing and insuring lease for a term by arrangement.

## RENT

£62,500 per annum subject to contract.

## BUSINESS RATES

Perspective tenants are advised to make their own enquiries with Brent Council in this regard.

## VIEWINGS

Strictly by appointment through sole agents:-

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