

6 ATLAS ROAD,
WEMBLEY, HA9 0JH.


david charles
property consultants

020 8866 0001

8,297 SQFT / 771 SQM

LIGHT INDUSTRIAL / WAREHOUSE – TO LET

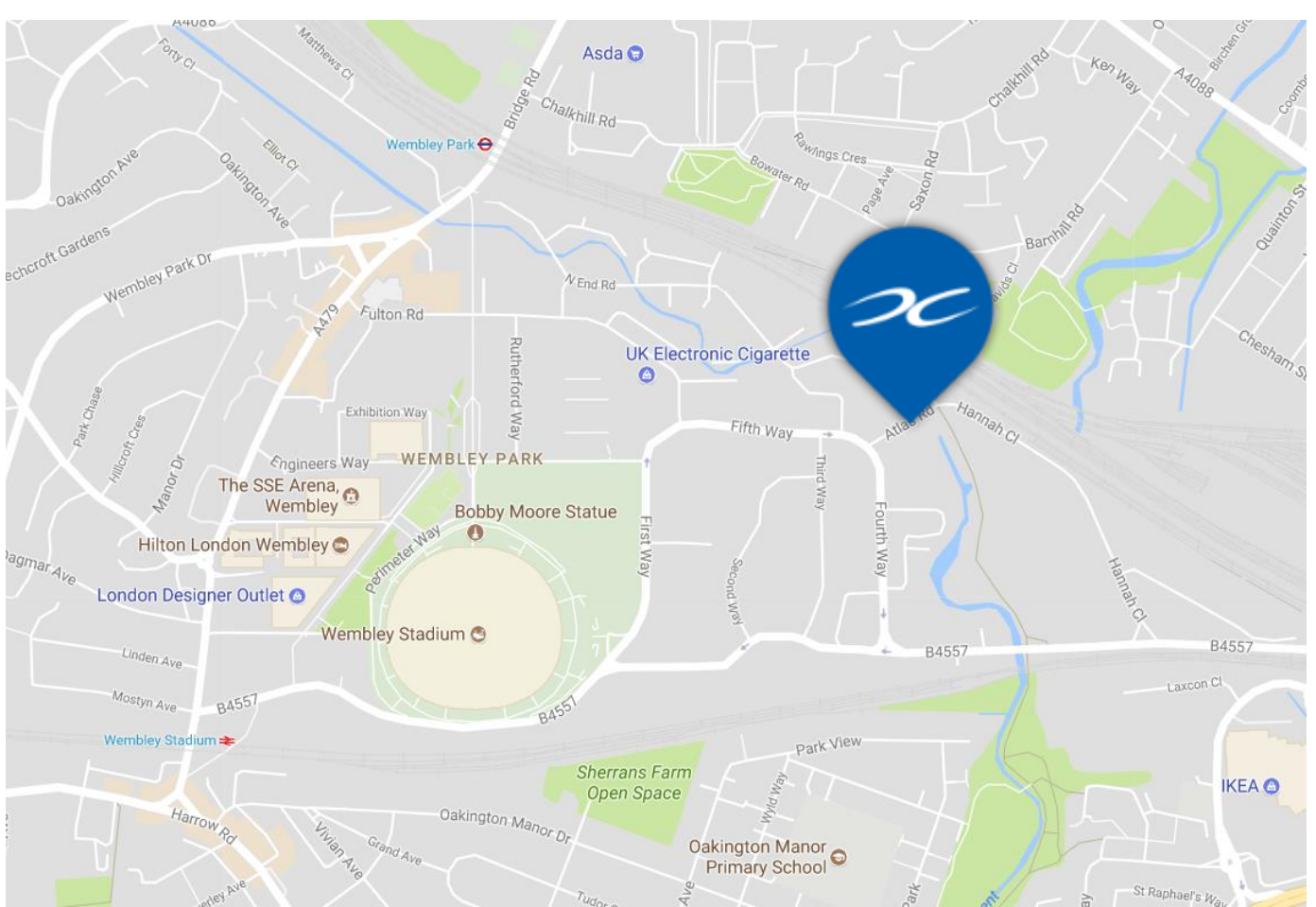


LOCATION

The premises are located on the south side of Atlas Road on the Wembley Industrial Estate. It is easily accessible to the A406 North Circular Road via Hannah Close and Great Central Way. The property is also close to Wembley Park underground station, (Jubilee and Metropolitan lines).

DESCRIPTION

The premises comprise a light industrial / warehouse property of brick construction with a steel trussed, insulated and skylight roof. The property has the benefit of fitted offices at first floor level to the front with double glazing, central heating, kitchen and toilet facilities. Externally there is parking for approximately 6 / 7 vehicles to the front with access and loading to the side.



TERMS

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

RENT

£88,000 per annum exclusive plus VAT.

RATES

We have verbally been informed, by the London Borough of Barnet that the Rateable Value of the property is £49,651, The rates payable for 2017/18 are £23,782 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

FLOOR AREAS

	SQFT	SQM
Warehouse	6,366	591
Offices	1,211	112
Mezzanine	720	67
Total	8,297 sqft	770 sqm

VIEWINGS

Strictly by appointment through sole letting agents –

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AMENITIES

- Brick Construction
- Steel Trussed Roof
- First Floor Offices
- 7 Parking Spaces
- 3 Phase Electrics
- Mezzanine Floor
- WC / Kitchen Facilities
- Great Location within a well known industrial area.
- Loading Shutter from either side of warehouse.

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