

UNIT 22, STADIUM BUSINESS CENTRE, NORTH END ROAD, WEMBLEY, HA9 0AT


david charles
property consultants

020 8866 0001

4,892 SQFT / 454.5 SQM

LIGHT INDUSTRIAL / WAREHOUSE WITH OFFICES – TO BE LET



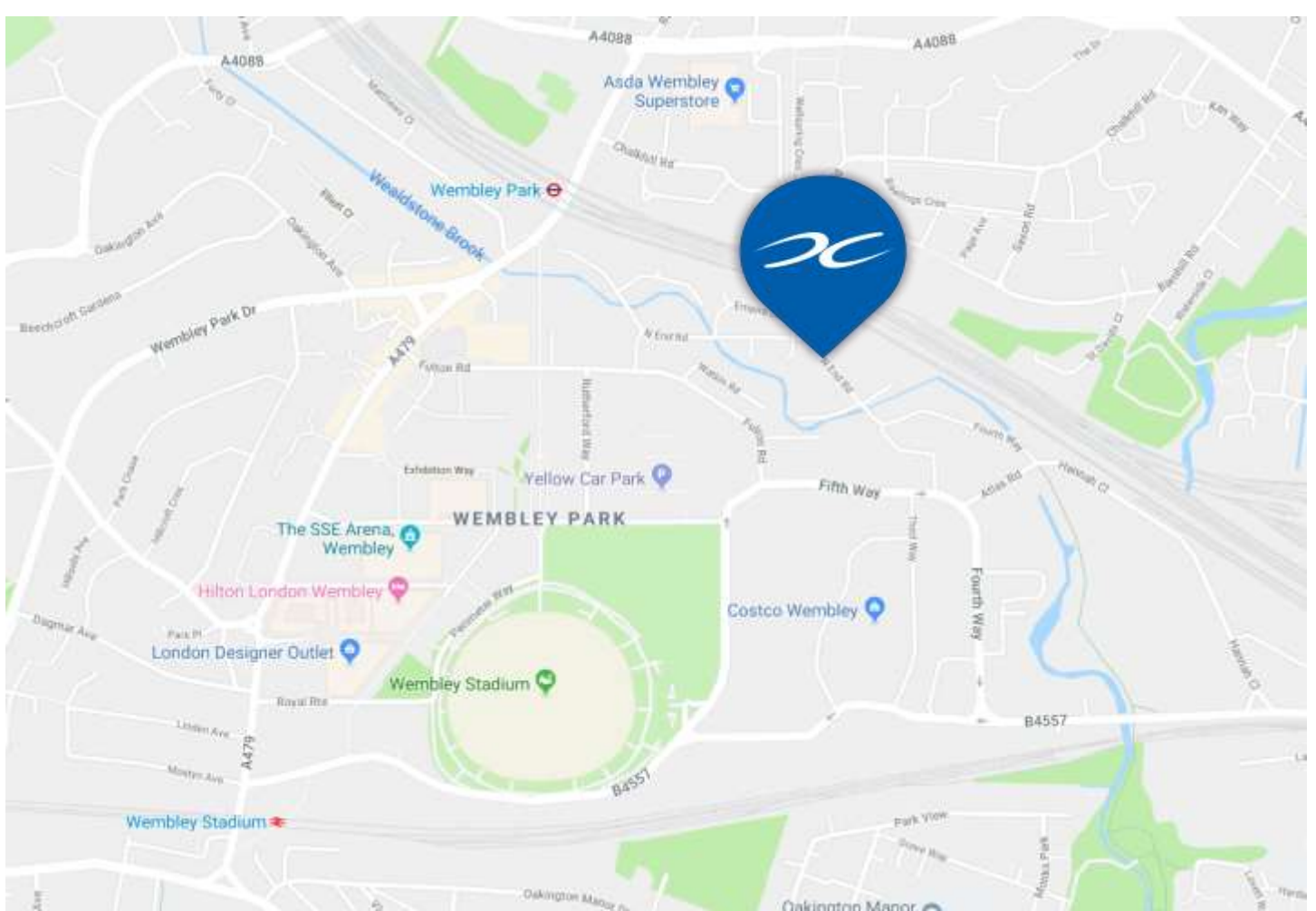
LOCATION

The premises are located at the end of North End Road, Wembley. It is within the Wembley Industrial area and close to Wembley Stadium. The building is accessible to the North Circular (A406) and to both the M1 and M40 Motorways. Wembley Park Underground Station is close by as are numerous bus routes.

PROPERTY

The property comprises a mid terrace warehouse unit of steel frame construction with metal clad elevations and a sky light insulated roof. The property comprises a ground floor warehouse and first floor mezzanine at the front. The property benefits from a roller shutter door, an eaves height of 18ft, toilet facilities, a fork lift bay and four parking spaces externally. The second floor comprises of open plan offices.





FLOOR AREAS

Ground floor	2,381 sq ft	221.2 sq m
Mezzanine floor	238 sq ft	22.1 sq m
Second Floor Offices	2,363 sqft	219.5 sq m
Total	4,982 sq ft	303.6 sq m

RENT

£70,000 per annum exclusive.

RATES

We have been verbally informed, by the London Borough of Brent, that the Rateable Value of the property is £16,712. The rates payable for 2017/18 are £7,990 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

LEASE

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

VIEWINGS

Strictly by appointment through sole letting agents:
GEORGE MORIARTY 02088660001 george@davidcharles.co.uk

AMENITIES

- Steel frame construction.
- Metal clad elevations.
- Roller Shutter.
- 18 ft eaves height.
- First floor Mezzanine.
- Refurbished Open Plan Offices.
- Well known industrial area
- Easy access to North Circular A406, M1 and M40 Motorways.
- 4 parking spaces.
- EPC awaited.

davidcharles.co.uk