

**UNIT 10, WEMBLEY PARK BUSINESS CENTRE,  
NORTH END ROAD, WEMBLEY, HA9 0AL**

  
david charles  
property consultants

**020 8866 0001**

**1,588 SQFT / 147.5 SQM**

**LIGHT INDUSTRIAL / WAREHOUSE – TO BE LET**



## LOCATION

The property is situated on a popular industrial estate on North End Road, Wembley close to the junction with Fourth Way. Wembley Park Underground Station is a short walk away with Metropolitan and Jubilee line services. The A406 North Circular Road and A40 are easily accessible.

## DESCRIPTION

The premises comprise a self-contained steel clad light industrial unit. The ground floor has a gross internal floor area of 1,148 sqft comprising a number of offices to the front and warehouse to the rear having an eaves height of 17 ft / 5.0m. There is mezzanine storage above of 440 sqft.



## LEASE

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

## RENT

£20,000 per annum exclusive of all outgoings.

## PARKING

3 parking spaces are located at the front of the unit whilst there is an additional 2 spaces that come with the premises elsewhere on the estate.

## BUSINESS RATES

We understand that the rateable value is £9,800 and the rates payable 2017 / 2018 are £4,606 per annum. Prospective tenants are advised to make their own enquiries in this regard.

## VIEWINGS

Strictly by appointment through sole agents:

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