UNIT 44 STADIUM BUSINESS CENTRE, WEMBLEY, HA9 0AT

david charles property consultants

020 8866 0001

SITE AREA 0.3 ACRES
1,200 SQFT - 6,250 SQFT UNIT & YARD
FREEHOLD WAREHOUSE WITH SUBSTANIAL YARD – FOR SALE WITH FUTURE DEVELOPMENT POTENTIAL

LOCATION

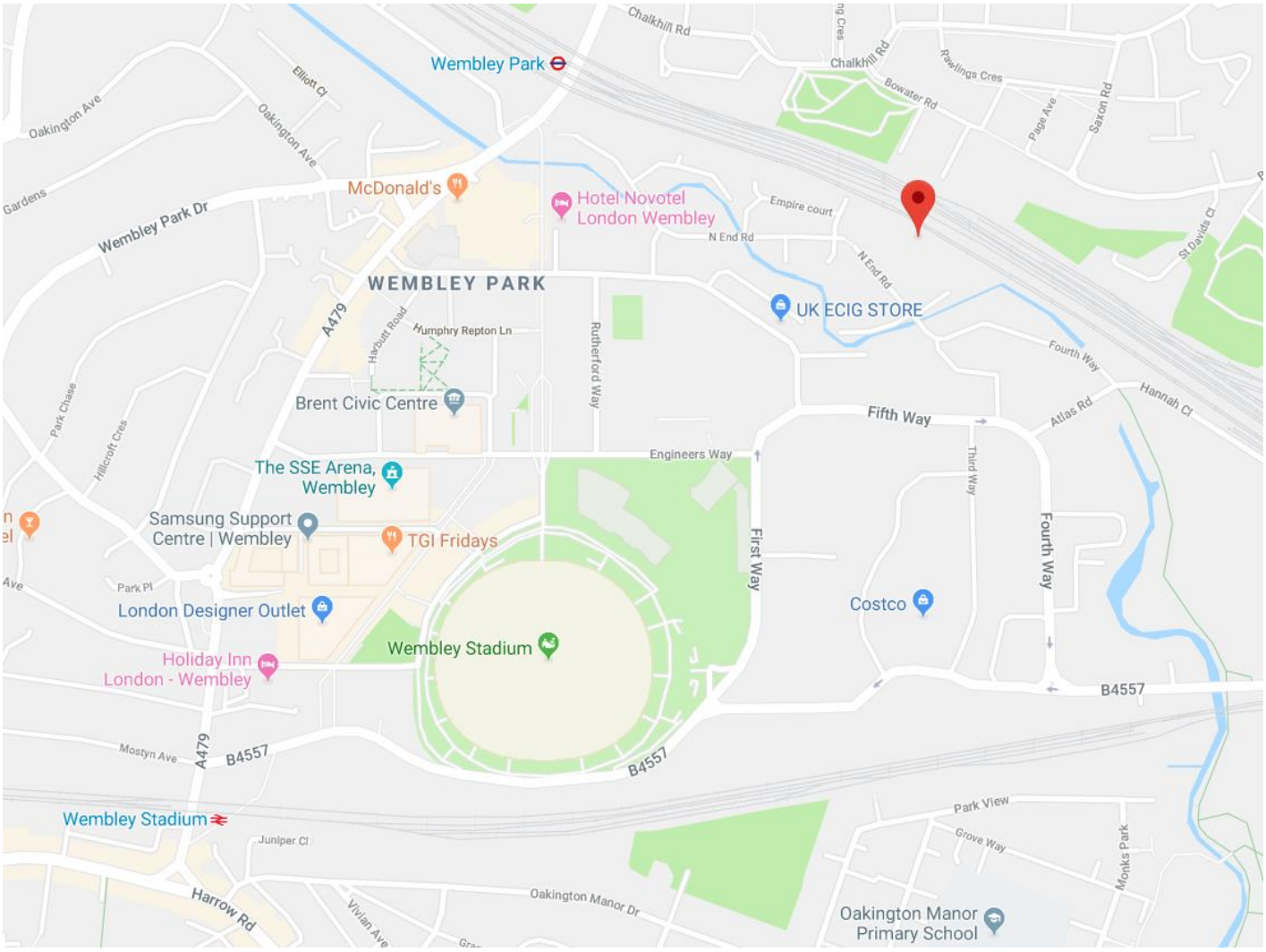
The site is located at the intersection of North End Road and Fourth Way, Wembley. The site is accessible to the North Circular (A406) and both the M1 and M40 Motorways. Wembley Park Underground Statoion is close by as are numerous bus routes.

PROPERTY

The site comprises of a light industrial unit and part covered / hard standing yard that sits on a site of 0.3 acres. The clients Tittle has the benefit of owning the service road from Fourth Way and the land in between the estate and Wealdstone Brook, whereby there are currently a number of 40ft containers stored. The footprint of the existing unit on the site is 1,300 sqft with a covered yard area adjacent of 1,200 sqft. The usable yard space opposite totals 3,500 sqft. For further details please see the Tittle Plan and photos below.

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.

RICS



TENURE

The premises are available by way of a freehold purchase with vacant possesion being provided upon completion.

GUIDE PRICE

£860,000.00 (subject to contract)

VIEWINGS

Strictly by appointment through sole letting agents:

GEORGE MORIARTY 020 8429 9003
george@davidcharles.co.uk

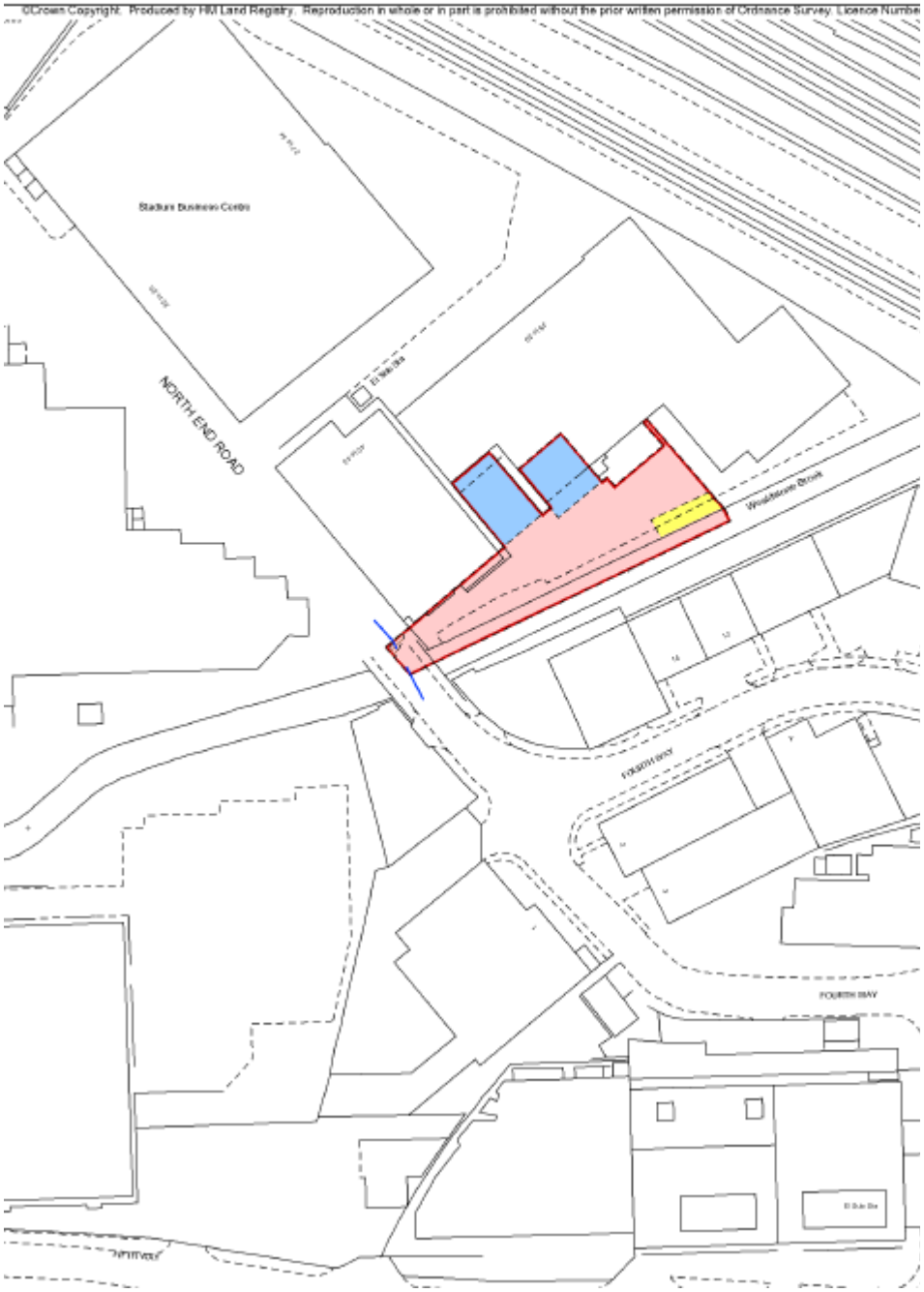
david charles
property consultants

davidcharles.co.uk

TITTLE PLAN

HM Land Registry
Official copy of title plan

Title number **AGL185128**
Ordnance Survey map reference **TQ1986SE**
Scale **1:1250**
Administrative area **Brent**



PHOTOS