TO LET

Fourth Way, Wembley Commercial Estate, HA9 7UR

LIGHT INDUSTRIAL / WAREHOUSE BUILDINGS

| Key Features

- 24-hour access
- Estate parking
- Open plan layout
- New units built to a high standard
- Shutter access
- 3 phase power
- Concrete floor

For further information, please contact:

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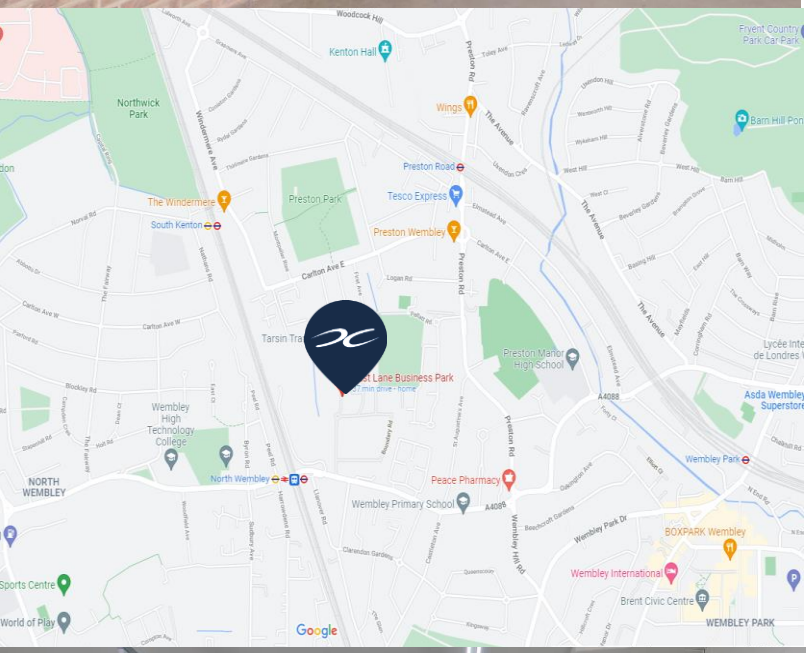

LIGHT INDUSTRIAL / WAREHOUSE BUILDINGS

Location

Wembley Commercial Estate is located just a 5-minute walk from North Wembley Station and is well connected via the National Rail, Overground and Underground services. By car, the M25 and M1 are also easily accessible.

The area also benefits from its nearby retailers, outlook stores, Wembley stadium and its vast selection of restaurants and bars.

The Property

Wembley Commercial Estate has a wide range of multi-purpose units to offer ranging in size and price.

The units have just been refurbished and are open planned located within a secure estate.

There is also a public car park on the estate for visitors.

Floor Areas

UNIT	SQFT	RENT per annum
Unit 3I'B, Building B	350	£7,740.00
Unit 2/11-2 Building A	411	£9,060.00
Unit 1/7, Building A	624	£13,728.00
Unit 4.9, Building A	800	£17,640.00
Unit 4.8, Building A	1,060	£20,160.00
Unit 3.11, Building A	1,120	£21,288.00
Unit 1D, Building B	1,371	£26,052.00
Unit G10, Building A	1,610	£30,600.00
Unit 4.6, Building A	2,280	£34,200.00

Business Rates

Prospective tenants are advised to make their own enquiries with the local authority to establish the potential rates liability for individual units.

Terms

The Individual units are available by way of new leases. The leases will be excluded from the Landlord and Tenant Act 1954.

Viewings

Strictly by appointment through sole agents.

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RICS

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.