500 SUNLEIGH ROAD

WEMBLEY, HA0 4NF

FOREST
REAL ESTATE

FOR SALE

5,853 SQ FT

Freehold Industrial Unit on a Popular Estate for Sale with Vacant Possession

Key Features

- On Site Allocated Parking
- HVAC System
- Walking Distance to Alperton Station (Piccadilly Line)
- Located Close to The North Circular Road (A406)
- Freehold
- 3 Phase Supply
- Vacant Possession

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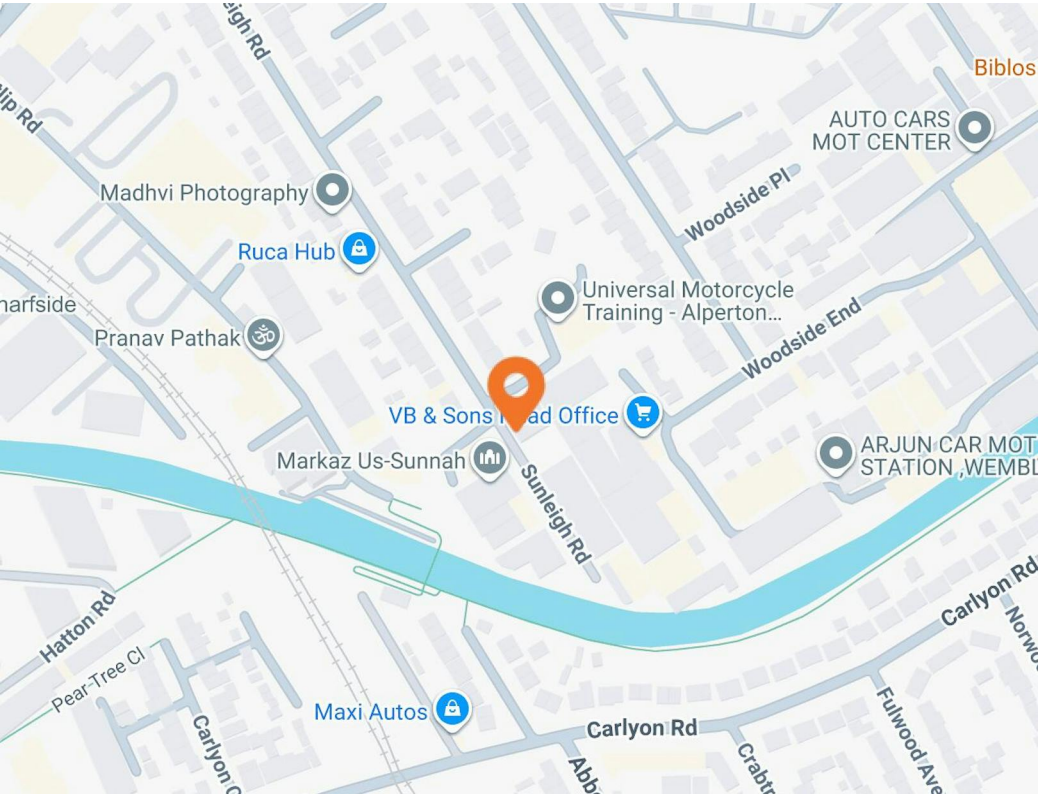

Description

A semi-detached warehouse/industrial building located on a popular estate and set directly next to The Grand Union Canal.

The property is currently arranged as two sections via lightweight partitioning, with the front area used for office/religious purposes and the rear retained as warehouse/industrial space. The partitions can be easily removed, allowing the property to be reinstated as a predominantly open warehouse/industrial unit.

Benefits include: concrete floor, HVAC system, 3 phase power, kitchen and WC's.

The first floor consists of mostly open space and two partitioned offices that benefit from air conditioning, double glazed windows and carpeted flooring.

The property is being sold freehold with vacant possession. Of interest to both investors and owner occupiers.

Location

500 Sunleigh Road is well located within the Sunleigh Industrial Estate in Wembley/Alperton, offering excellent transport links to London and the wider area. Alperton Underground Station (Piccadilly Line) is just a short walk away, and Hanger Lane (Central Line) is also within easy reach. The area is well connected by local bus routes and provides quick access to the A406 North Circular, A40, and M1, making it a convenient location for businesses needing strong road and public transport connections.

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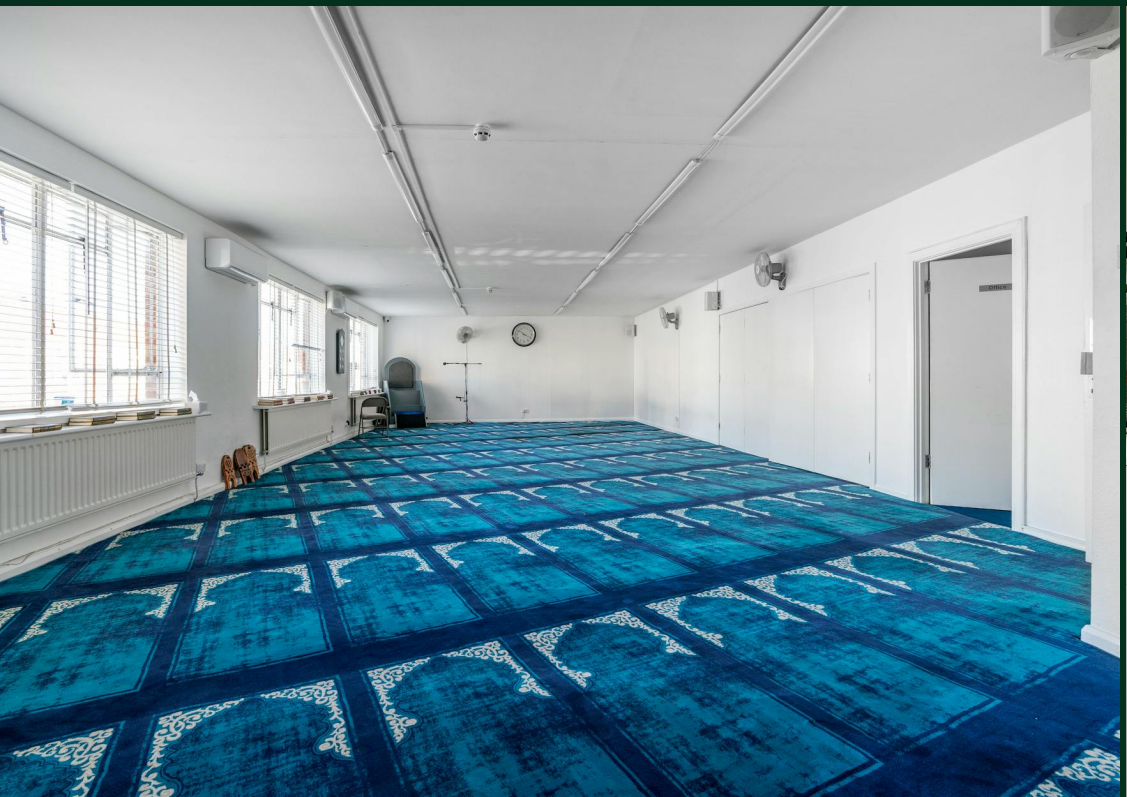

Plans

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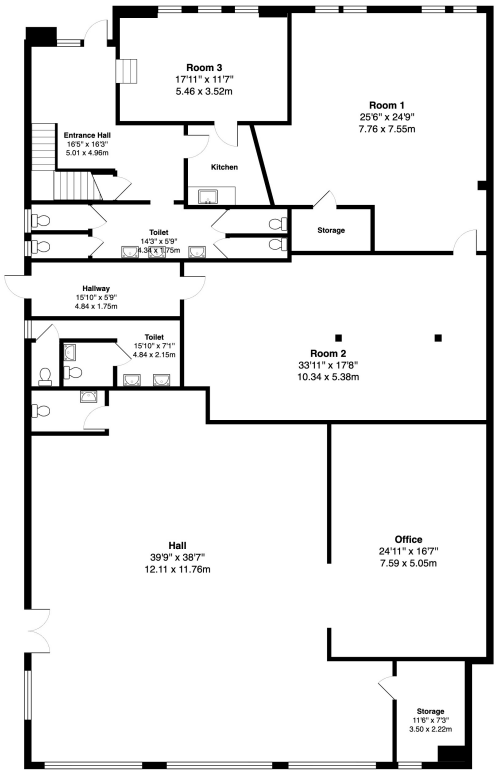
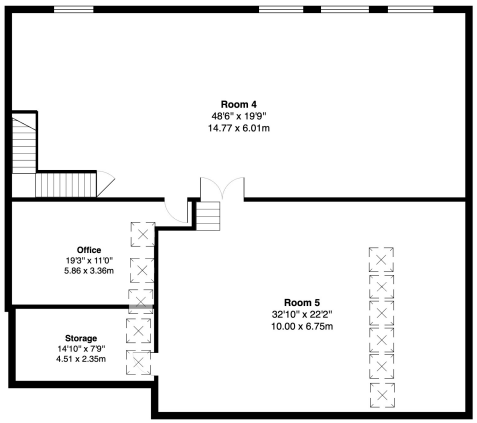


Ground Floor



1st Floor

Sunleigh Road, HA0
Total Gross Area: 5853 ft² ... 543.7 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Availability

Price	Offers in the region of £1,750,000
Rates	Buyers to make their own enquiries with the London Borough of Brent
Service Charge	N/A
VAT	Applicable
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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