



Unit 12-14 Wharfside Industrial Estate

Rosemont Road, Alperton, HA0 4PE

Industrial / Warehouse Unit To-Let/May Sell - Flexible Refurbishment Lease Options Available

2,009 to 8,213 sq ft
(186.64 to 763.01 sq m)

- 6.1m clear height rising to 7.7m
- Three level access loading doors
- First floor offices
- 2-minute walk to Alperton Station
- Additional mezzanine available of c.900 sqft
- Secure gated estate

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Summary

Available Size	2,009 to 8,213 sq ft
Rent	Rent on application
Rates Payable	£49,950 per annum
Rateable Value	£90,000
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A modern warehouse/industrial facility with parking and loading area to the front. The unit benefits from 3 full height electric loading doors and 6.1m eaves, rising to 7.7m at the apex.

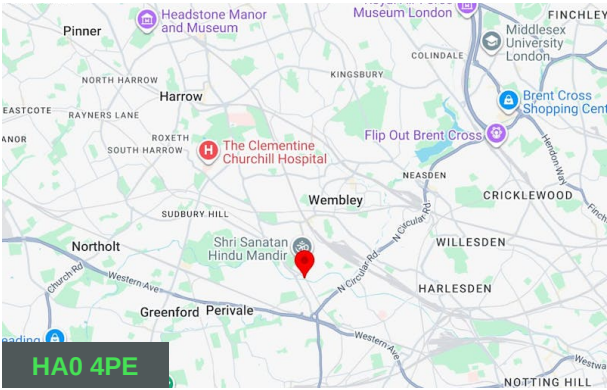
Location

Located on Wharfside Industrial Estate, located 0.5 miles from Hanger Lane with direct access to A40 and A406 North circular. Excellent public transport with Alperton Underground Station within 2 minute walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 12	2,009	186.64	Available
Unit - 13	3,063	284.56	Available
Unit - 14	3,141	291.81	Available
Total	8,213	763.01	



Viewing & Further Information



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