INDUSTRIAL TO LET | 11,408 SQ FT

32-34 FOURTH WAY, WEMBLEY, HA9 0LH

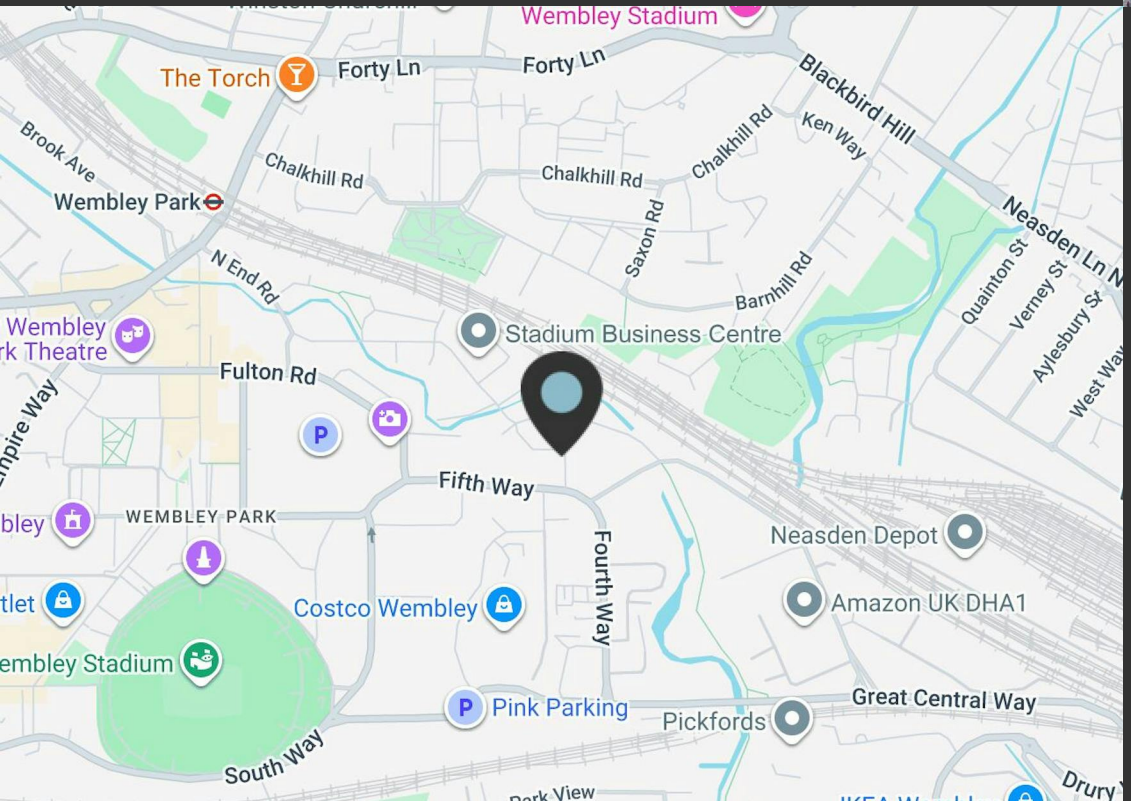
PRIME WEMBLEY HIGH BAY WAREHOUSE / INDUSTRIAL UNIT

- Excellent ceiling height 7.5m rising to 9.17m
- Walking distance to Wembley Park & Wembley Statium Stations
- Located in the Heart of the Wembley Stadium Industrial Estate
- Direct access to A406 & A40
- Allocated parking
- 24/7 Access
- 2x electric loading doors including full height shutter
- 16m deep loading apron with dedicated locating bay
- Additional 3,497 sq ft mezzanine
- Side yard

DESCRIPTION

The premises comprise of a high bay industrial warehouse configured over two main interconnected units. The main warehouse is 8,142 sqft and the secondary warehouse is 3,266 sqft respectively. Both warehouses benefit from a clear open plan layout and have dedicated goods access via electric roller shutter doors, with the secondary warehouse benefiting from a 16m deep loading apron. The unit further benefits from a minimum height of 7.5m and allocated parking located to the front of the unit.

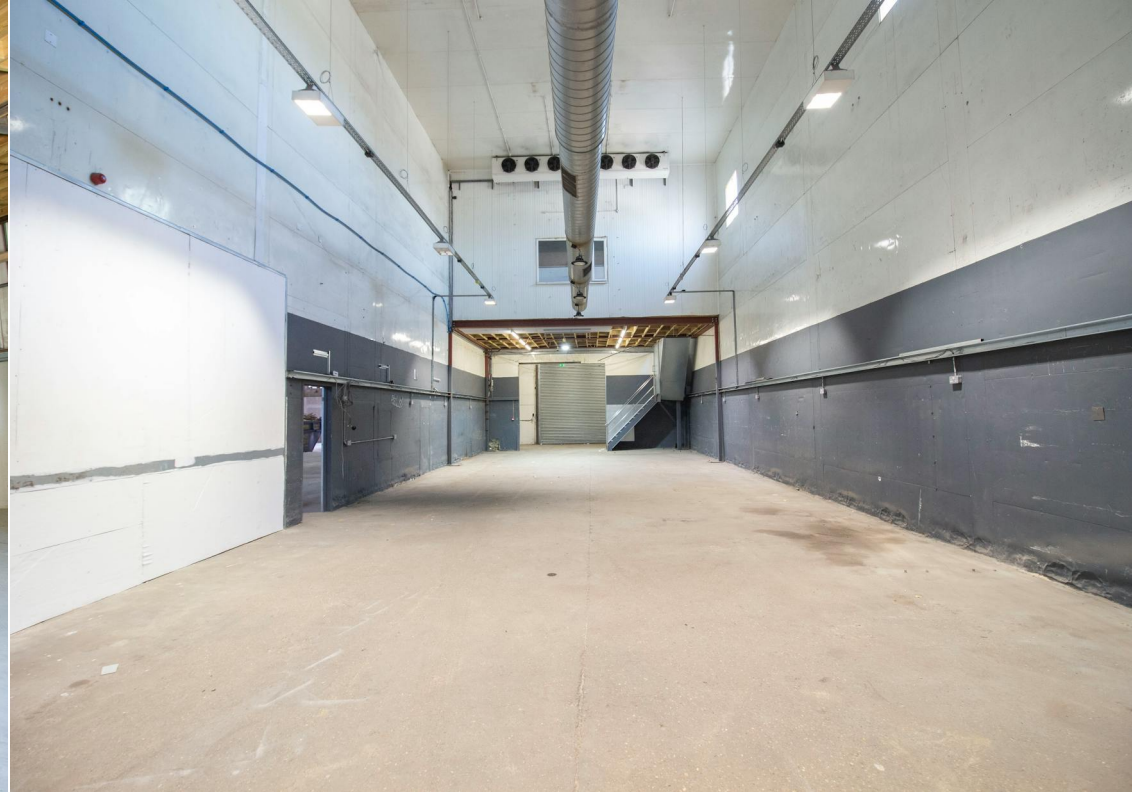
Available for a wide range of storage and industrial uses.



LOCATION

The premises are situated on Fourth Way in Wembley, the property forms part of the well-known Wembley Stadium Industrial Estate. The area is currently undergoing major redevelopment with the completed London Designer Outlet and numerous residential developments.

Conveniently located the unit provides quick access to the A406 North Circular Road which in turn provides access to the M1 North and the Hanger Lane gyratory system southbound providing arterial system to the A40, M40 and M25 motorway networks. Wembley Park underground station serviced by the Metropolitan and Jubilee Lines is within walking distance. Various bus routes also service the area.



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AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Main Warehouse	8,142	756.42	Available
Unit - Secondary Warehouse	3,266	303.42	Available
Mezzanine	3,497	324.88	Available

RENT

£160,000 per annum

RATES & CHARGES

Rates payable: £75,480 per annum Interested parties are advised to contact the local Council to confirm this figure.

TERMS

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 30/07/2026