UNIT 2
THE MIRAGE CENTRE
FIRST WAY
WEMBLEY

HA9 0JD

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2,597 Sq.ft Industrial / Warehouse Unit Available

THE MIRAGE CENTRE WEMBLEY

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Industrial/Warehouse Unit

TO LET

KEY DETAILS

- Well-established location
- Dedicated forecourt parking
- Level access loading door
- Warehouse / Workshop space
- Dedicated office space
- Kitchenette and WC facilities
- Additional mezzanine storage
- Good internal height

DESCRIPTION

Unit 2 comprises a mid-terraced, two-storey business unit. The ground floor provides warehouse/storage accommodation, with loading access via a roller shutter door.

At first-floor level, the accommodation is fitted out as partitioned offices, together with further storage/racking, a kitchenette and WC facilities.

The property also benefits from a tenant-installed mezzanine/storage platform, providing additional upper storage accommodation.

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LOCATION

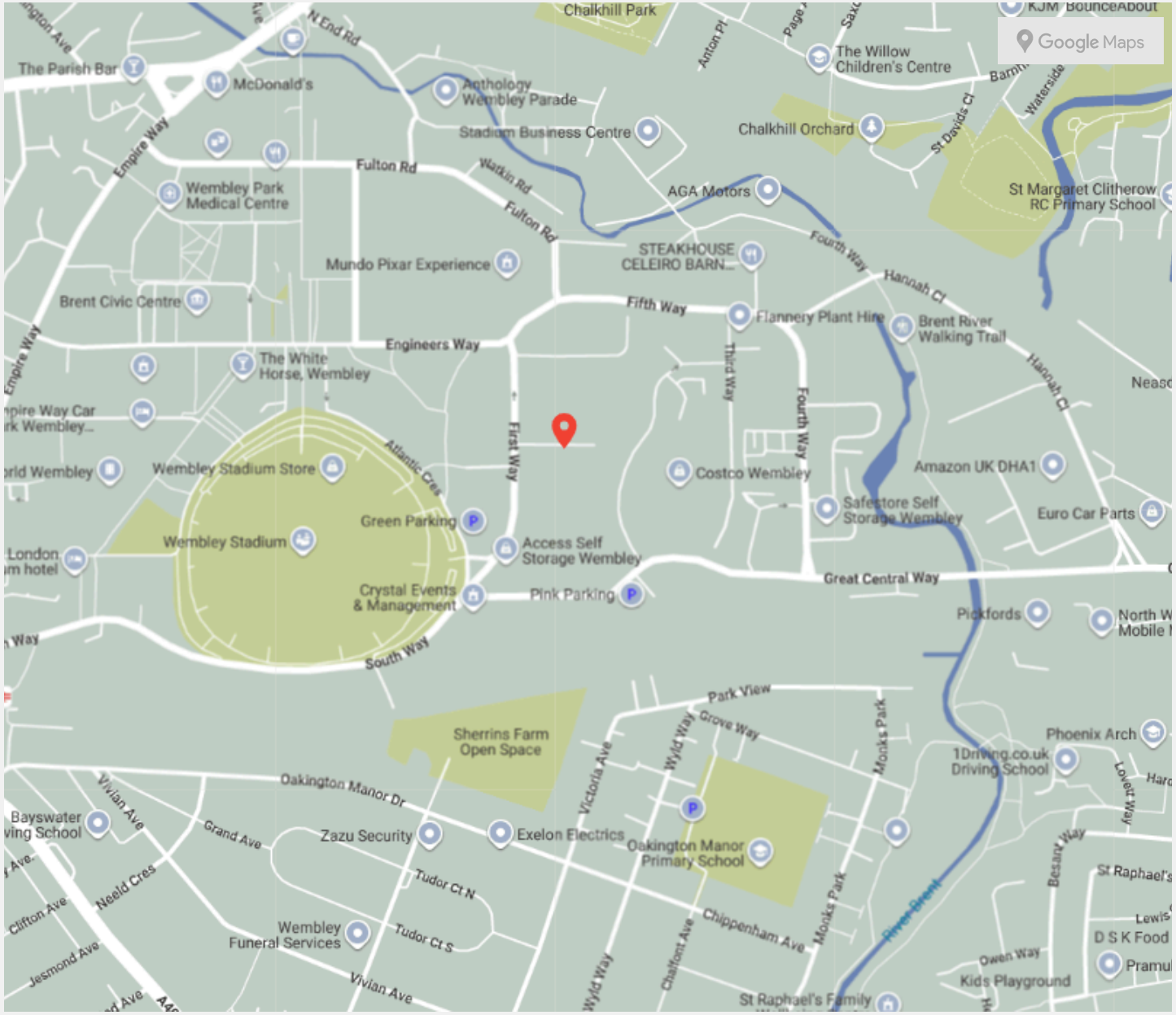
The Mirage Centre comprises a development of industrial and business units, located just off First Way within the Wembley Industrial Estate, close to Wembley Stadium. The estate is well placed for the strategic road network, with the A406 North Circular Road nearby, providing onward access to the A40 Western Avenue, M1 motorway and wider North London road network.

Wembley Park Underground Station is within close proximity, providing Jubilee and Metropolitan line services into Central London. Wembley Stadium Station and Wembley Central Station are also located nearby, offering additional rail and London Overground connections.

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	120.14	1,293
First Floor	121.12	1,304
TOTAL	**241.26**	**2,597**
Mezzanine	70.55	759

These floor areas are approximate and have been calculated on a gross internal basis.



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TERMS

The unit is available by way of sublease/assignment of the existing lease, which runs until 14th November 2029, at a passing rent of £43,000 per annum. Alternatively, the landlord may be willing to enter a surrender and regrant negotiation on terms to be agreed.

PASSING RENT

£43,000 per annum exclusive.

EPC

D 76. Further details upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £35,000. The rates payable will be a proportion of this figure. For rates payable please refer to Brent Council - 020 8937 1234.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

To be confirmed.

CONTACT

GET IN TOUCH

OCTOBER 2026

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.