COMMERCIAL AGENCY

TELSAR

FOR SALE

RARE FREEHOLD PROMINENT WAREHOUSE / STORAGE UNIT



6 Dalston Gardens

Stanmore, HA7 1BU

10,849 SQ FT (1,007.91 SQ M)

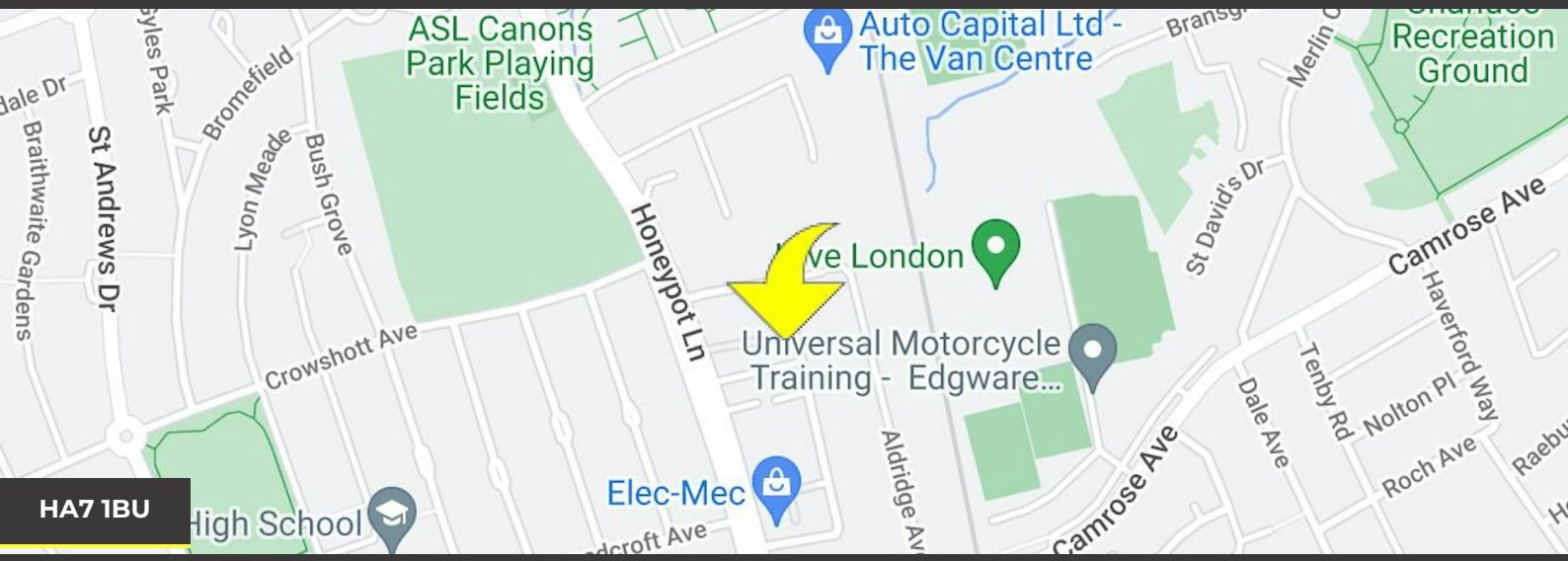
- Clear eaves height 6m rising to 9m at the roof apex
- Clear open-plan warehouse layout
- 3 phase power & gas
- Multiple warehouse access points
- Part Sodium, part LED lighting
- WCs & Kitchens
- 2x Electric roller shutter loading doors
- Dedicated loading bay
- Fully fitted offices & showroom
- Translucent roof panels
- Allocated parking spaces
- Security & fire alarms

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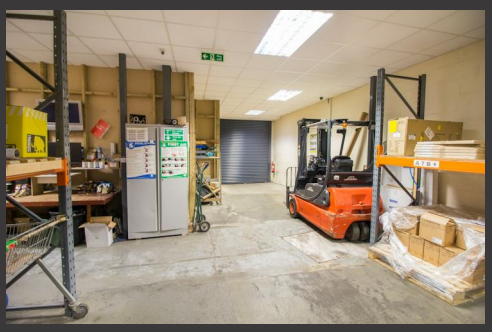
Location

The premises are located on Dalston Gardens, accessed directly off Honeypot Lane, which is the main thoroughfare leading into Wembley, Park Royal, A406 North Circular Road & the A40 Western Avenue to the South and Watford, Borehamwood and the wider motorway networks to the North. Canons Park underground station serviced by the Jubilee line is within close proximity and the area is also well serviced with various bus routes.









Accommodation

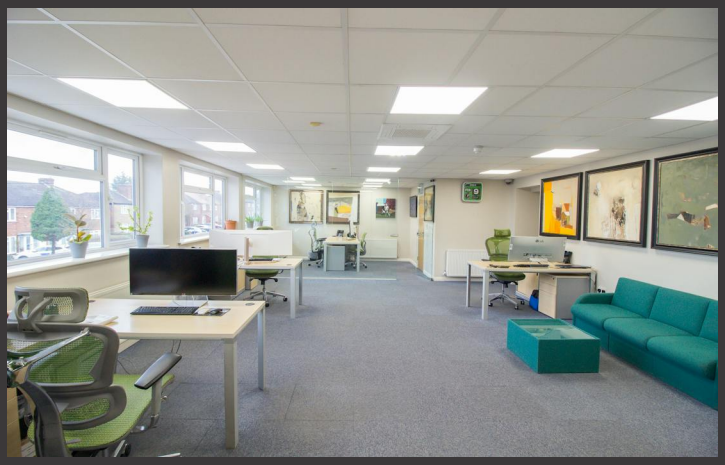
DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse & Offices	6,487	602.66
First Floor Offices	882	81.94
First Floor Showroom	2,054	190.82
Second Floor Storage	1,426	132.48
TOTAL	**10,849**	**1,007.90**

All measurements are approximate and measured on a gross internal area basis.



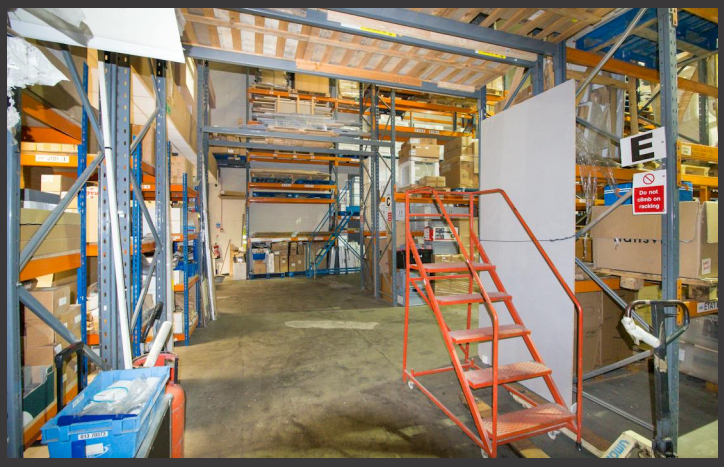


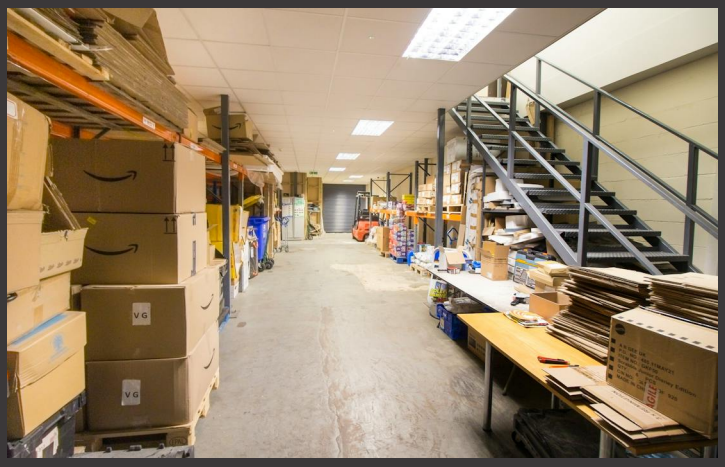












Summary

Available Size	10,849 sq ft
Tenure	
Price	£3,500,000
Business Rates	Interested parties are advised to contact the London Borough of Harrow to obtain this figure.
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description
The premises comprise a steel portal frame warehouse/storage facility with brickwork elevations to a mono pitched roof, arranged over the ground and upper floors. The warehouse area benefits from a clear open-plan layout, multiple loading doors and dedicated loading and parking areas. Ancillary, Grade A specification, office accommodation benefits from air-conditioning, gas central heating and LED lighting. Additional showroom and storage areas are also available to the upper floors.

Tenure
Freehold.

Travel Distances
Queensbury Station - 0.9 miles
Edgware High Street - 1.3 miles
A406 - 3.7 miles
M1 - 5 miles
Central London - 12.2 miles

Source: Google Maps

Viewings
Strictly by appointment only with sole agents.

Anti-Money Laundering (AML) Requirements
Interested will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

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dp@telsar.com

Misrepresentation
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