TELSAR.com

TO LET

# 32-34 Fourth Way

Wembley, HA9 0LH

## High Bay Warehouse / Industrial Unit

## 11,408 sq ft

(1,059.84 sq m)

- Min height 7.5m rising to 9.17m
- 2x Electric loading doors
- 16m Deep loading apron
- Dedicated loading bay
- Allocated parking
- 24/7 Access
- Power
- Walking distance to Wembley Park & Wembley Statium Stations
- Direct access to A406 & A40

# 32-34 Fourth Way, Wembley, HA9 0LH

## Summary

| | |
|---|---|
| **Available Size** | 11,408 sq ft |
| **Rent** | £160,000 per annum |
| **Business Rates** | Interested parties to contact the local Council to obtain this figure. |
| **VAT** | VAT will be payable if applicable. |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | E (107) |

## 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.

## 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.

## Tenure

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.

## Accommodation

All measurements are approximate and on a gross internal area basis (GIA)

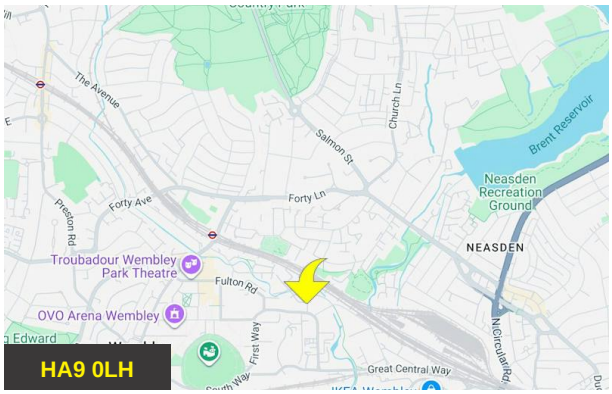
| Description | sq ft | sq m |
|---|---|---|
| Main Warehouse | 8,142 | 756.42 |
| Secondary Warehouse | 3,266 | 303.42 |
| TOTAL | 11,408 | 1,059.84 |
| Mezzanine | 3,497 | 324.88 |

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.




## Viewing & Further Information

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