TELSAR.com

FOR SALE



Unit 49-50 Hallmark Trading Estate

Fourth Way, Wembley, HA9 0LB

Industrial / Warehouse Unit

2,806 sq ft

(260.69 sq m)

- 4.75m clear eaves height rising to 5.65m
- Situated on a securely gated estate
- Clear open plan layout
- 2x Electric roller shutter doors
- Designated parking spaces
- Dedicated loading bays
- 3 Phase power
- LED lighting
- W/C & Kitchenette

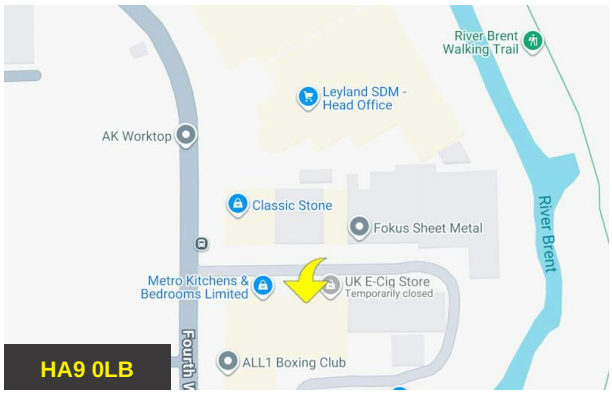
Unit 49-50 Hallmark Trading Estate, Fourth Way, Wembley, HA9 0LB

Summary

Available Size	2,806 sq ft
Price	£842,000
Business Rates	Interested parties are advised to contact the local Council to obtain this figure
Service Charge	N/A
VAT	VAT will be payable if applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

The property is situated within the securely gated Hallmark Trading Estate, located just off Fourth Way, which forms part of the main one-way system serving Wembley Trading Estate.

The area is currently undergoing significant regeneration, with Wembley Stadium and the London Designer Outlet located in close proximity.

The unit benefits from excellent road connectivity, providing quick access to the A406 North Circular Road, Hanger Lane gyratory system, and the wider motorway network including the M1, M25, M40, as well as the A40 Western Avenue into Central London.

Description

The premises comprise a warehouse / industrial unit of brick pier construction with steel trusses, coated with profile metal cladding. The unit benefits from two roller shutter loading doors with dedicated loading bays. Designated parking is available to the front of the property.

Tenure

Freehold.

Accommodation

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

Description	sq ft	sq m
Warehouse	2,806	260.69
Total	**2,806**	**260.69**

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



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com

Misrepresentation Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.