TELSAR.com

TO LET



Units B & C, 260 Abbeydale Road

Wembley, HA0 1TW

Warehouse / Industrial Unit

15,008 sq ft

(1,394.29 sq m)

- Clear open-plan warehouse
- Min height 3.92m rising to 6m at the roof apex
- Electric roller shutter doors
- Dedicated parking & loading
- First floor office accommodation
- Translucent roof panels
- Concrete floor
- WC's & kitchenette
- Close proximity to A40 & A406

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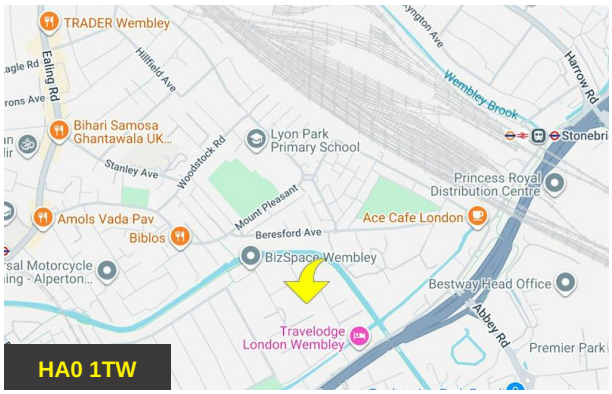
Summary

Available Size	15,008 sq ft
Rent	£192,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent
VAT	VAT is applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The premises comprise a traditional steel truss framed warehouse building with brickwork elevations to a double pitched roof. Access to the warehouse for loading/unloading purposes is available through the double shutter doors situated on the front elevation. A mezzanine area has been added at the rear to create additional storage. The first-floor office space further benefits from suspended ceilings, LED lighting and carpet tiles.

Location

Abbeydale Road is located approximately 6 miles west of Central London and near the junction of the A40 and A406 (North Circular) the area has excellent transport links. The A406 provides direct access to the M4 (junction 1) approximately 3.5 miles to the south and the M1 (junction 1) 4 miles to the north. The A40 provides links directly with the M40 (junction 1) approximately 12 miles to the west. The area also has excellent public transport links with a number of London Underground stations within walking distance including Alperton (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo Line).

Accommodation

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

Description	sq ft	sq m
Ground Floor Warehouse	12,885	1,197.06
First Floor Offices	1,578	146.60
Mezzanine Storage	545	50.63
Total	**15,008**	**1,394.29**

Tenure

Leasehold - The premises are available by way of a sublease until 6th August 2029 to be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended). A new lease direct with the Landlord may also be considered.

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



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

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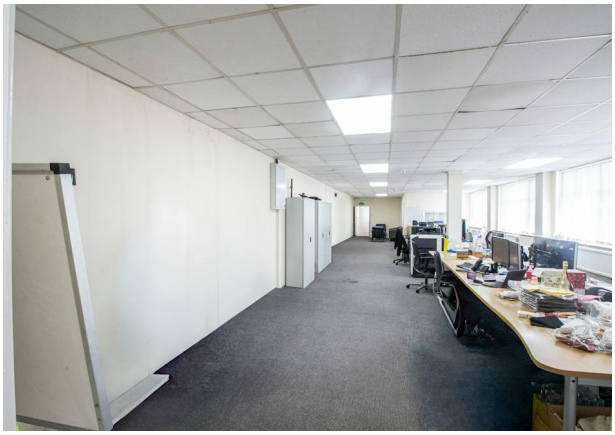








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