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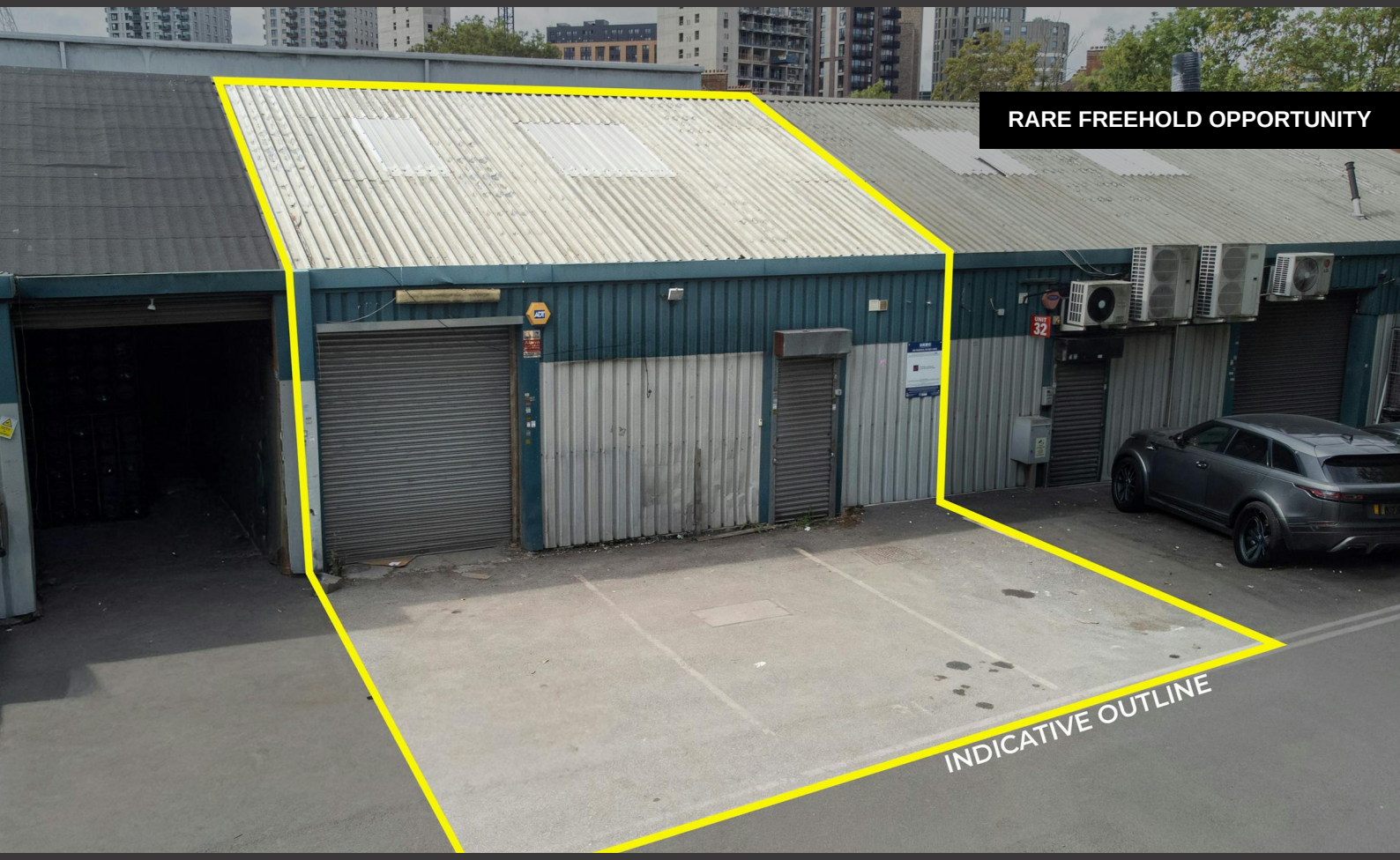
FOR SALE



Unit 31, Stadium Business Centre

North End Road, Wembley, HA9 0AT

Warehouse / Industrial Unit

3,090 sq ft

(287.07 sq m)

- Securely gated estate
- Min height 3.6m rising to 6.2m
- Electric roller shutter
- Loading bay
- Three phase power
- Approx. 6 parking spaces
- Ground & first floor offices
- Close proximity to A406 & M1
- Walking distance to Wembley Park UG Station (Metropolitan Line)

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Summary

Available Size	3,090 sq ft
Price	£675,000
Business Rates	Interested parties to contact the London Borough of Brent.
VAT	We have been advised VAT is not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (117)

Description

The property comprises a steel-truss, mid-terrace warehouse unit with brickwork elevations beneath a pitched roof. The ground floor comprises an open-plan warehouse, accessed via an electric roller shutter door and serviced by a dedicated loading bay, with ancillary office accommodation arranged over the ground and first floors.

The unit benefits from a minimum height of approximately 3.6m, rising to a maximum of 6.2m, three-phase power and welfare facilities, together with approximately six dedicated parking spaces.

Location

Stadium Business Centre is located just off Fourth Way, an arterial route serving the Wembley Stadium industrial district. The estate is conveniently positioned, providing quick access to the A406 North Circular Road and the Hanger Lane Gyratory system.

The property also benefits from convenient access to the wider motorway network, including the M1, M25 and M40, together with the A40 Western Avenue into Central London.

Accommodation

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

Description	sq ft	sq m
Ground Floor Warehouse	1,682	156.26
Ground Floor Offices	771	71.63
First Floor Mezzanine Offices	637	59.18
Total	**3,090**	**287.07**

Tenure

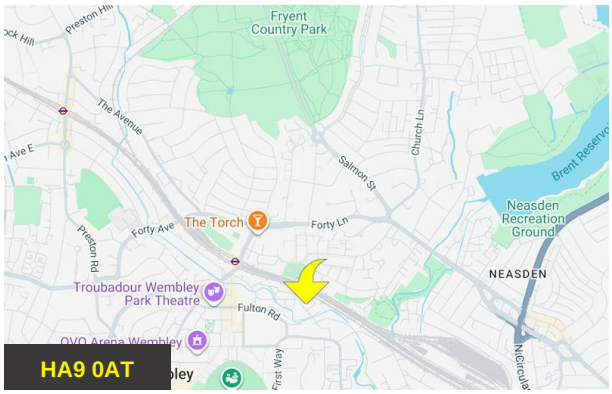
Freehold.

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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