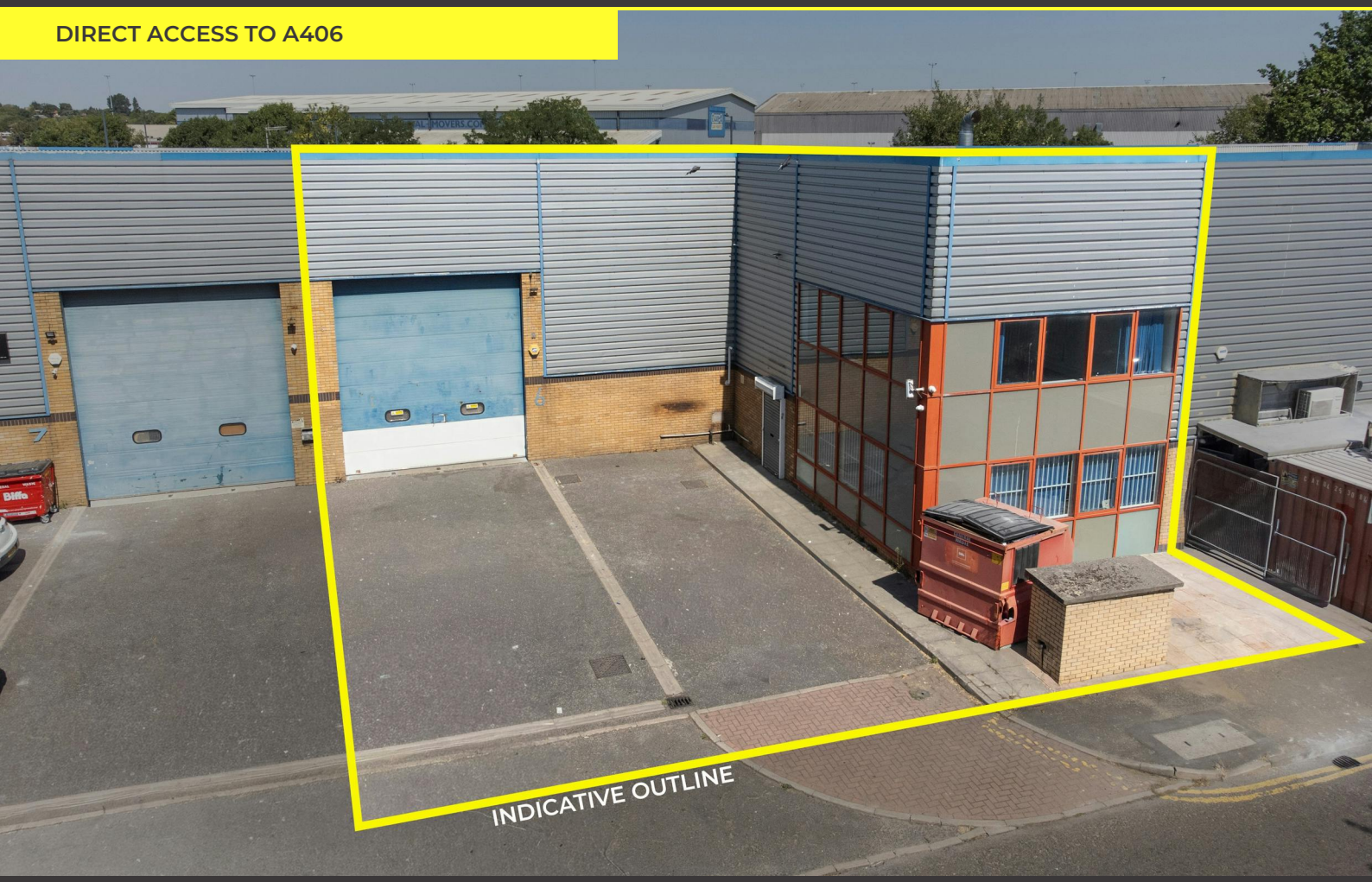
COMMERCIAL AGENCY

TELSAR

TO LET
MODERN INDUSTRIAL / WAREHOUSE UNIT

DIRECT ACCESS TO A406



Unit 6 Drury Way Industrial Estate
Laxcon Close, Wembley, NW10 0TG

5,960 SQ FT (553.70 SQ M)

- Direct access to A406 providing access to A40 & M1
- Full height electric loading door
- 3 Phase power & gas
- Ancillary ground and first floor office accommodation with suspended ceilings, recessed lighting and window blinds
- Concrete floor
- Shutter to pedestrian entrance
- Additional mezzanine storage
- Warehouse benefits from a clear height of 6.8m rising to 8m, mezzanine floor has a clear height of 2.46m and 5m above
- Dedicated loading bay
- Approx. 7x allocated parking spaces
- Gas central heating
- Translucent roof panels
- Welfare facilities
- Walking distance to Neasden Underground Station (Jubilee Line)

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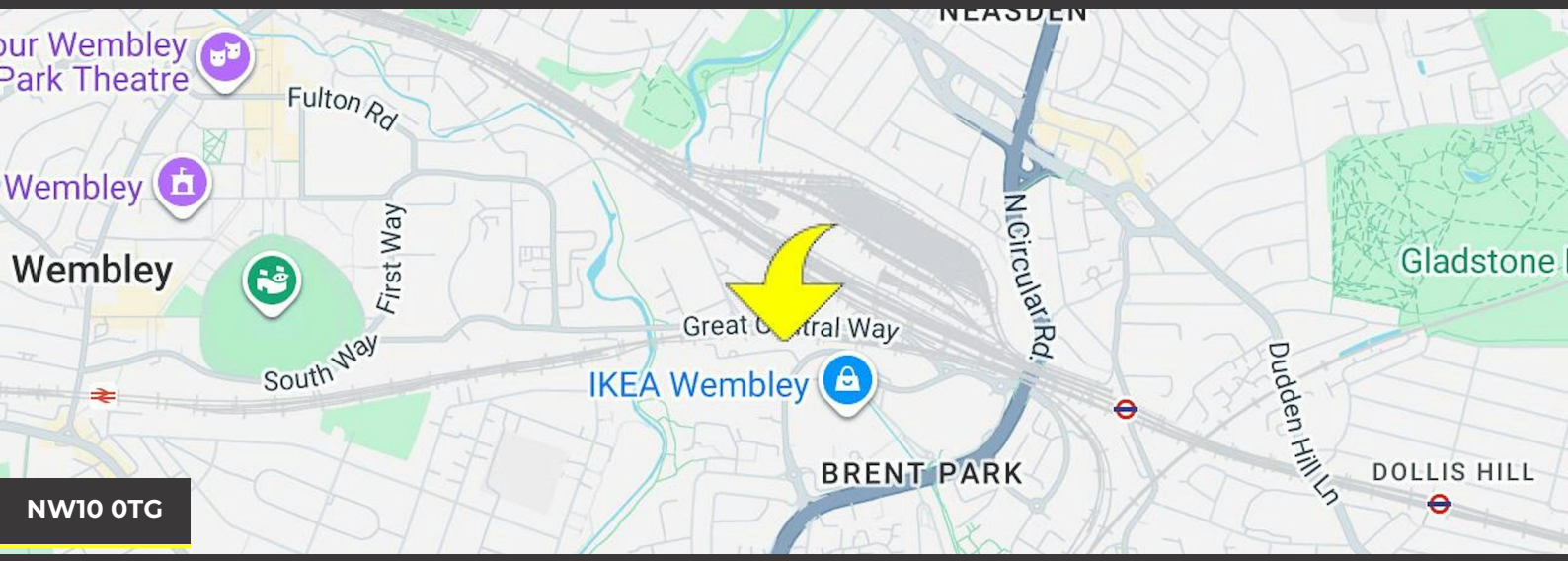
Location

The property is located on Laxcon Close, just off Drury Way with unparalleled access to the A406, only a 2 minute drive to the south of the premises. This in turn provides a direct route to Staples Corner and the M1 Motorway to the north, allowing access to Watford and M25. To the south, Hanger Lane, A40 Western Avenue, M40, and the wider motorway network providing swift access into Central London and Heathrow Airport.

Well known occupiers such as Ikea and Tesco are situated a short distance away, with Neasden Underground Station (Jubilee Line) located in close proximity within 1 mile of the premises, with ample bus routes servicing the location. The site is well positioned, providing convenient access to domestic and international destinations.

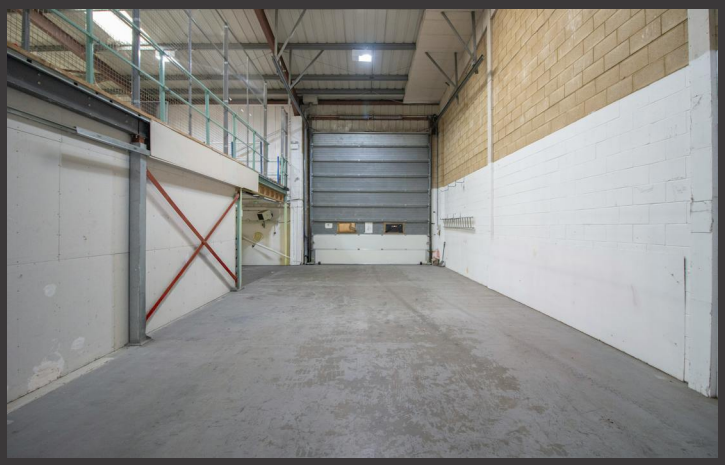


NW10 0TG

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	2,825	262.45
Ground Floor Offices / Showroom	706	65.59
First Floor Offices	654	60.76
Mezzanine	1,775	164.90
TOTAL	**5,960**	**553.70**

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



Summary

Available Size	5,960 sq ft
Tenure	New Lease
Rent	£90,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Legal Fees	Each party to bear their own costs
VAT	Not applicable
EPC Rating	E (112)

Description
Unit 6 comprises a modern steel portal frame brick and steel clad construction mid-terraced warehouse/storage unit. The property boasts a clear open plan layout on the ground floor, with an impressive max eaves height of 8m, accessed via a full height electric loading door serviced by a dedicated loading bay. An additional part first floor mezzanine level has been constructed to the side of the warehouse to create extra storage. Purpose built ancillary office/showroom accommodation is provided to the ground and first floor levels with welfare facilities. The unit further benefits from 3 phase power, gas and allocated parking to the front elevation of the property.

Travel Distances
A40 - 2.5 miles
A406 - 0.4 miles
M1 - 3 miles
Neasden Underground Station (Jubilee Line) - 1 mile
Central London - 12.6 miles

Source: Google Maps

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.

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.

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

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