

**WAREHOUSE /
INDUSTRIAL UNIT
TO LET**
23,093 ft² (2,145.4 m²)



274 Abbeydale Road
Wembley, HA0 1TW



01895 813344

colliers.com/uk/industrial

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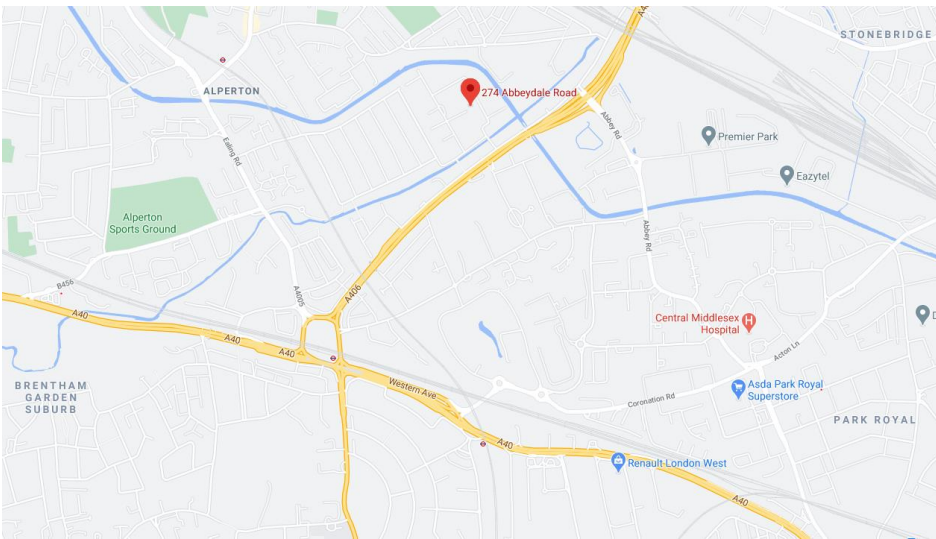
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LOCATION

Situated within Wembley, the unit benefits from the following transport distances:

- A406 North Circular: 0.6 miles
- A40: 1.6 miles
- M1 (J1): 4 miles
- Central London: 9 miles
- Heathrow Airport: 14 miles
- Hanger Lane Station: 1.6 miles
- Alperton Station: 1.7 miles

SPECIFICATION

Warehouse

- 6.6m to 8.73m clear eaves height
- 4 dock level loading doors
- 3 phase power supply
- Lighting
- WC's

External

- Large self-contained gated loading yard
- Canopied loading

Offices

- Suspended ceiling with low glare lighting
- Raised floor
- Lift
- Kitchen Area
- WCs
- Shower facilities

DESCRIPTION

The property comprises of a warehouse / distribution facility with ground and first floor offices. The warehouse facility is serviced by 4 dock level loading doors additionally benefitting from a large loading yard to the front.

LEASE TERMS

The premises is available on new Full Repairing and Insuring Leases for a term to be agreed

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local borough council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

EPC's are available on request.

VAT

Applicable

ACCOMMODATION

274 Abbeydale Road (GEA)	SQ FT	SQ M
Warehouse	18,473	1,716.2
Offices Ground	820	76.2
Offices First	3,800	353.0
TOTAL	23,093	2,145.4



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ANTI MONEY LAUNDERING REGULATIONS

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