

Site boundary for indicative purposes only.



**3**

# HANNAH CLOSE

WEMBLEY LONDON NW10 0UX



**EXTREMELY RARE 3.44 ACRES WASTE RECYCLING PROCESSING AND TRANSFER STATION  
LOCATED IN A PRIME NORTHWEST LONDON LOCATION**

**AVAILABLE TO LET**



## PROPERTY SUMMARY

An extremely rare letting opportunity to occupy a strategically located **Waste Recycling, Processing and Transfer Station** in Wembley, North West London:

- **Located** in the **Wembley Strategic Industrial** area just **1 mile from the 406 North Circular Road**;
- **Prominently situated** on Hannah close, in close proximity to a range of industrial, waste and retail occupiers including **Amazon, Costco, Euro Car Parts Limited, North London Waste Authority, Pickfords** and **Tesco**;
- The site extends to approximately **3.44 acres**;
- **Fully secure self-contained site**, benefiting from ancillary warehouse / workshop office space and additional site offices, mess cabins and staff amenity space;
- Property benefits from a 7,847 sq ft GIA warehouse / workshop unit and a second 3,229 sq ft GIA waste transfer warehouse;
- Site is offered clear and with **Vacant Possession**;
- Site benefits from a highly sought after **Waste Disposal Licence** from the Environment Agency, with a high maximum capacity and long operating hours;
- Lease terms available upon application, consideration will be given to letting the property in part.



## DESCRIPTION

The property comprises a fully secure Waste Recycling, Processing and Transfer Station set on a **3.44 acres site**, benefiting from the following specification;

- Divided into two parts. The larger section covers 2.91 acres, while the smaller section, spanning 0.53 acres, is located across the road;
- Approximately 11,076 sq ft GIA of warehouse, workshop and office accommodation;
- Approximately 1,065 sq ft GIA of additional prefabricated office and welfare facilities (not measured);
- Live railway siding which enters the property on the north-eastern tip of the smaller site;
- Fully fenced site with concrete curtain walling and fencing;
- Predominantly concreted ground with compacted hardcore in part;
- Benefits from five separate gated entrances fronting Hannah Close (four are currently in use);
- Benefiting from mains water, gas and electricity supply, two interceptors and a tyre wash bay.

The property has one 7,847 sq ft GIA warehouse / workshop benefiting from the following specifications;

- Steel portal frame construction;
- 8m eaves minimum height, rising to 10m at the apex;
- 2 electric level roller shutter doors 5.0m wide by 5.6m high;
- Warehouse lighting;
- Vehicle inspection pit;
- Loading apron;
- 15 car parking spaces.

The property benefits from a second smaller open fronted warehouse of approximately 3,229 sq ft which is utilised as a waste transfer station and is of similar construction to the primary warehouse, with 10m eaves height. The site further benefits from ancillary prefabricated office accommodation, site offices, mess cabins and other staff amenity accommodation.

## EPC

EPC available on request.

## THE PROPERTY COMPRISES A FULLY SECURE WASTE RECYCLING, PROCESSING AND TRANSFER STATION

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## PLANNING

We understand the property is mix of B8 and sui-generis waste use.

The property is allocated as a 'Safeguarded Waste Site' within the London Waste Plan.

## WASTE DISPOSAL LICENCE

The property benefits from an extremely rare Waste Disposal Licence, granted to the Freeholder in December 1998.



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## LOCATION

Wembley is located just 7 miles northwest of Central London in the Borough of Brent and benefits from a strong and diverse economy. The subject property is located within close proximity to Wembley Park which is one of the UK's largest and fastest growing mixed use development areas, the 85-acre site has 13,000 existing residents and workers growing to over 25,000 by 2026. The area benefits from excellent demographics with over 11.8 million people (60-minute drive time) & within 9 minutes of the West End.

Wembley benefits from excellent road connections, being within close proximity to the A406 North Circular Road, Junction 1 of the M1 (8 min drive), and the M25 and M40 (20 min drives) accessed via the A40, providing fast access to the wider motorway network.

The area benefits from excellent transport communications, with the Bakerloo line of the London Underground providing direct access to Wembley Central whilst the Jubilee and Metropolitan lines also provide direct access to Wembley Park Station. Neasden Station (Jubilee line zone 3) is approximately 0.7 miles to the east. The underground lines provide regular services to the West End and the rest of London.

There are overground railway services from London Marylebone to Wembley Stadium and London Euston to Wembley Central with a journey time of approximately 10 and 20 minutes retrospectively.

## SITUATION

The property is prominently located on the Western side of Hannah Close, immediately north of Great Central Way (B4557) which links with the A406 North Circular Road less than 1 mile to the southeast. The M1/J1 is approximately 2.7 miles to the north and the A40 is approx. 2.9 miles to the south giving direct access to Central London.

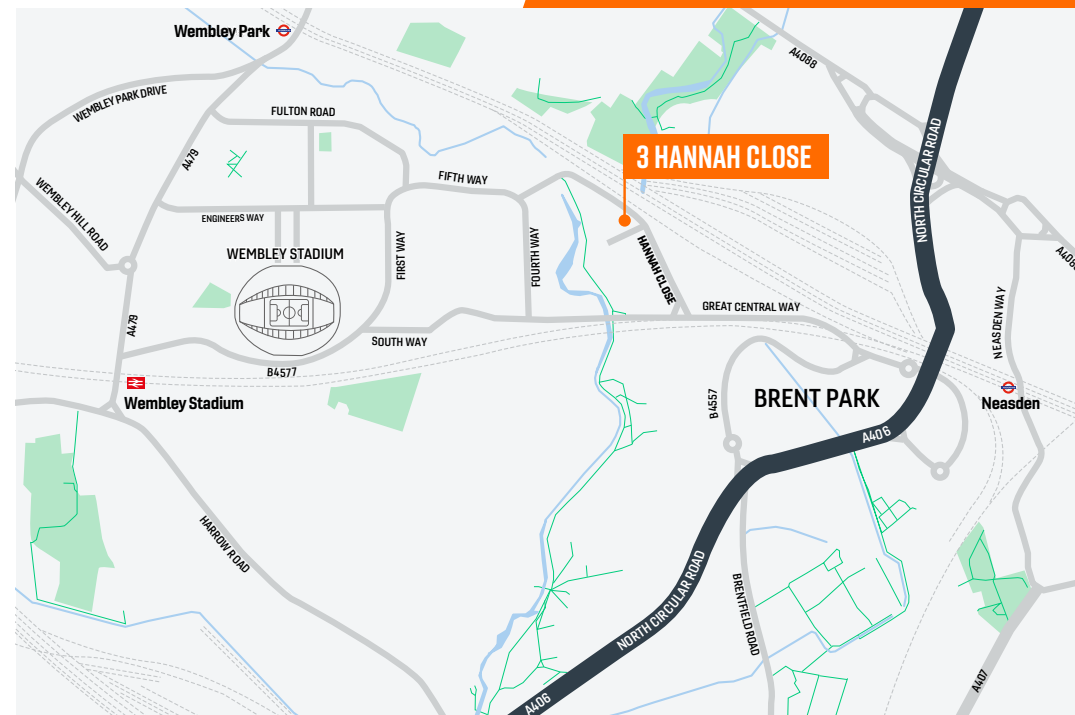
The property has a wide range of industrial, waste and retail occupiers within the immediate vicinity including Amazon, Costco, Euro Car Parts Limited, North London Waste Authority, Pickfords and Tesco.

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		DISTANCE	DRIVE TIME
A4046 (North Circular)		1 mile	4 mins
Wembley Park		1 mile	5 mins
Park Royal		3.1 miles	13 mins
Wembley Station		1.7 miles	12 mins
A40		3.3 miles	9 mins
Junction 1 M1		3.1 miles	9 mins
Central London		12.2 miles	48 mins
M25		13.1 miles	31 mins
Heathrow		15.9 miles	38 mins
Neasden		1.8 miles	6 mins

Source: Google maps





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## LEASE TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rent available upon application.

Consideration will be given to letting the property in part.

## VAT

VAT will be charged at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own costs in any transaction.



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LONDON NW10 0UX

## VIEWINGS / ENQUIRIES

For further information please contact the sole agents:

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