

87 Wembley Hill Road, Wembley HA9 8BU



First Floor Suite 754 sq ft Rental £21,000 pa

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

A self-contained airconditioned Office suite, on the first floor, in a very desirable location, just across from Wembley Conference Centre, within 5 mts walking distance to Wembley Park underground station (Met line), connecting with Central London in about 30 mts.

DESCRIPTION

The main front entrance has a secure door entry system which opens onto a spacious well decorated shared Lobby/Reception room, and toilet/shower room. A carpeted staircase leads up to the office suite on the first floor. The office is carpeted throughout, has double glazing, gas central heating, air conditioning with its own controls and a lovely modern fitted kitchen. The accommodation comprises of a large central open plan office* with 3 private glass paneled rooms leading off from it, one towards the front and two towards the rear, overlooking the private gated car park.

AMENITIES

Front door Phone entry system
Air Conditioning with own control
Fitted kitchen and WC /Shower room
Security Alarm
Fire Alarm
Onsite designated Parking for 1 car available

RENT & OTHER CHARGES

The Rent is £21,000 pa. No VAT.

Other Charges - £4,000 - £5,000 pa for the Utilities, Service Charge and Building Insurance. These are Vat applicable.

The Rent and other charges are payable quarterly in advance by Direct Debit.

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract

(ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

PARKING

1 space is available for £1000 per annum. No VAT.

BUSINESS RATES

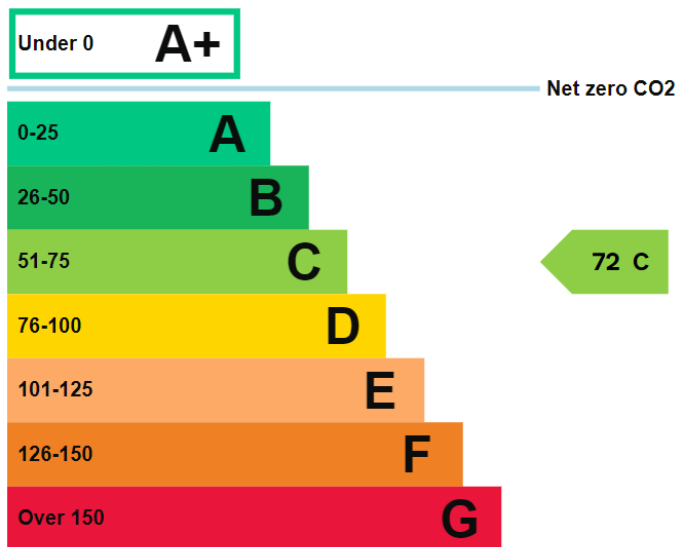
Business Rates are currently £6,000 pa approx. Payable by Tenants directly to Brent Council. Tenants are advised to make their own enquiries from the council.

TERMS

A new Lease for 5 years will be given on terms to be agreed.

EPC

The Energy Performance Asset Rating is 72 which falls in Band C (51-75) and is valid until 01/04/2029.



www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

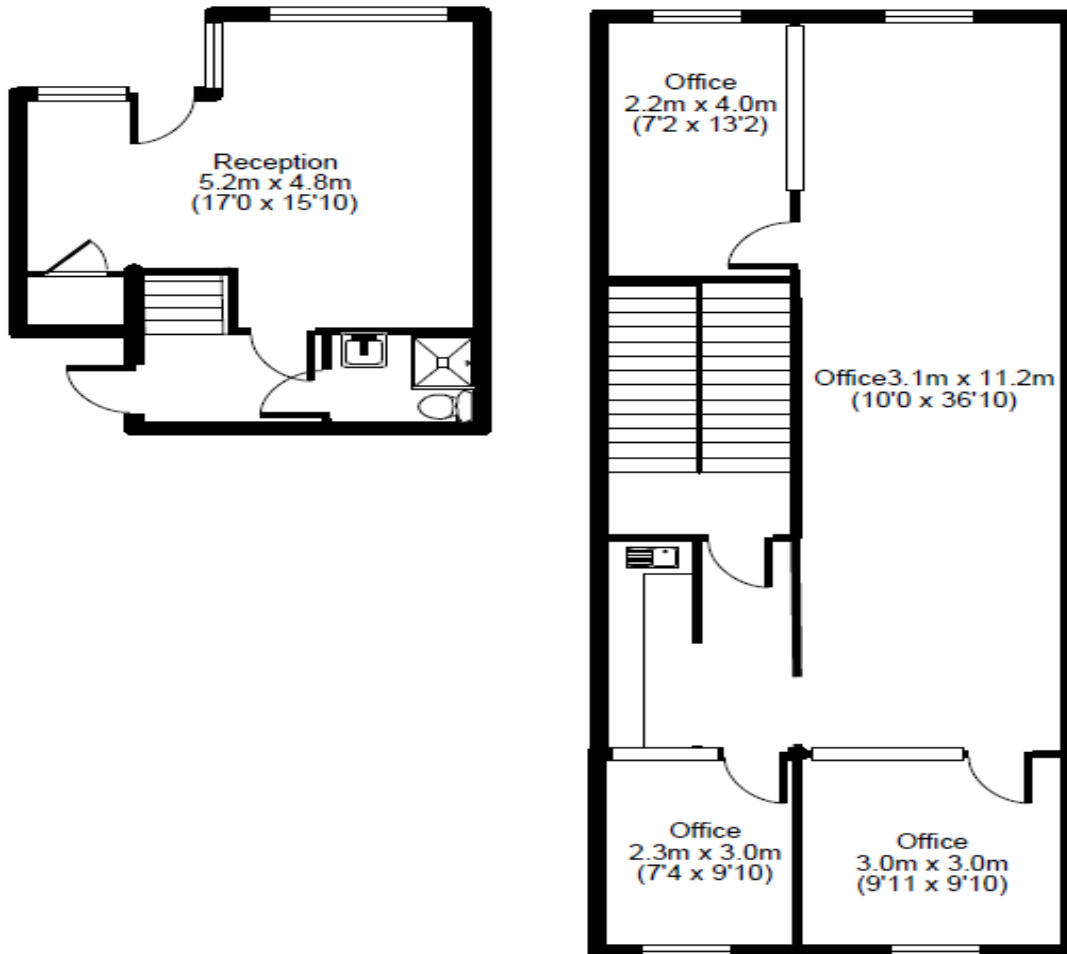
DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Floor Plan



AVAILABILITY & VIEWING

The office suite is available to let. Viewing is by appointment only. Please contact sole agents ASHTON FOX COMMERCIAL on 0208 238 5588 or email us on

sales@ashtonfox.co.uk

Misrepresentation Act 1967

These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.