

TO LET

MSP Business Centre, Fourth Way,
Wembley, HA9 0HQ



Light Industrial / Warehouse To Let

| Key Features

- Popular industrial estate
- 2 car parking spaces
- Loading bay
- First floor office space
- Toilet facilities
- 3,100 sqft
- Within walking distance to Wembley underground station and the high street

For further information, please contact:


david charles
property consultants

Lily O'Donnell - 020 8429 9009

lily@davidcharles.co.uk

29 High Street | Pinner | Greater London | HA5 5PJ

T 020 8866 0001 E info@davidcharles.co.uk

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Location

The premises is located in a well-known industrial estate in Fourth Way, Wembley. Wembley Park Underground Station is close by which is served by the Metropolitan and Jubilee Line, providing easy links into Central London as well close proximity to the M1, M25 & M40. The unit is also a short walk away from Wembley high street and Wembley Football Stadium benefiting from the number of retailers, restaurants, cafes and supermarkets.

The Property

The property comprises of a 2,800 sqft warehouse with an open planned office on the first floor and toilet facilities. There is a dedicated loading bay to the front of the unit and 2 dedicated parking spaces.

Availability

Ground floor warehouse	2,800 sqft	260 sqm
First floor office	304 sqft	28 sqm
Total	3,104 sqft	288 sqm

Rent

£45,000.00 per annum exclusive

Terms

The unit is available by way of new lease.

Business Rates

All prospective tenants should make their own enquiries with the local authority to establish the potential rates liable for the unit

Viewings

Strictly by appointment through sole agents.

Lily O'Donnell
T: 020 8429 9009
lily@davidcharles.co.uk

George Moriarty
T: 020 8429 9003
goerge@davidcharles.co.uk

