

FOR SALE**RARE FREEHOLD SELF-CONTAINED, MULTI-UNIT URBAN LOGISTICS SITE**

SITE AREA: 0.68 ACRES (0.275 HA)



93 Manor Farm Road

Wembley, HA0 1XB

0.68 ACRES (0.28 HECTARES)

- Suitable for occupiers, developers & investors
- Securely gated site
- 3 Phase power & gas
- Hardstanding open storage land
- Security alarms connected to all buildings
- Fitted office accommodation
- Direct access to A40 & A406
- Potential for alternative uses (STPP)
- 3x Independent detached buildings in presentable condition
- Dedicated access for deliveries & dispatch
- Welfare facilities
- Parking
- Walking distance to Alperton Station (Picadilly Line)

Location

The property is located on Manor Farm Road which is accessed via Alperton Lane B456 or alternatively the Bridgewater Road (A4005), bordering Perivale and Wembley which are both well established industrial districts. The North Circular Road (A406) leading to the M1 and the East of London and The Western Avenue (A40) serving Central London and the national motorway network are both within close proximity. Both Alperton (Piccadilly Line) and Hanger Lane (Central Line) Underground Stations are within walking distance while the area is well serviced by various bus routes.



Accommodation

DESCRIPTION

SQ FT

SQ M

Unit 1 GF Warehouse	4,351	404.22
Unit 2 GF Warehouse	1,457	135.36
Unit 2 FF Office	1,350	125.42
Unit 2 SF Storage	677	62.90
Unit 3 GF Warehouse	3,247	301.66
Unit 3 FF Office	3,278	304.54
Total Buildings	14,329	1,331.21
Site Area	29,533	2,743.71

All measurements are approximate and measured on a gross internal area basis.



Summary

Available Size	0.68 Acres
Tenure	Freehold
Price	Offers invited
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	Upon enquiry

Description

The subject premises are situated on a secure, self-contained site and comprise of three independent, detached, brick built, 1950-60's industrial/warehouse buildings. The buildings are split with industrial / warehouse space to the ground floor and ancillary office accommodation on the first floor, benefiting from 3 phase power, gas and welfare facilities. Parking is located throughout the site with dedicated access road for deliveries and dispatch.

Viewings

Strictly by appointment only with sole agents.

Travel Distances

Alperton Underground Station (Piccadilly Line) - 0.5 miles

A406 - 1.1 miles

A40 - 0.5 miles

Central London - 10.2 miles

Source: Google Maps

Tenancy

Offered with full vacant possession.

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.



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

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