

FOR SALE

RARE FREEHOLD INDUSTRIAL / WAREHOUSE UNIT



253-254 Water Road

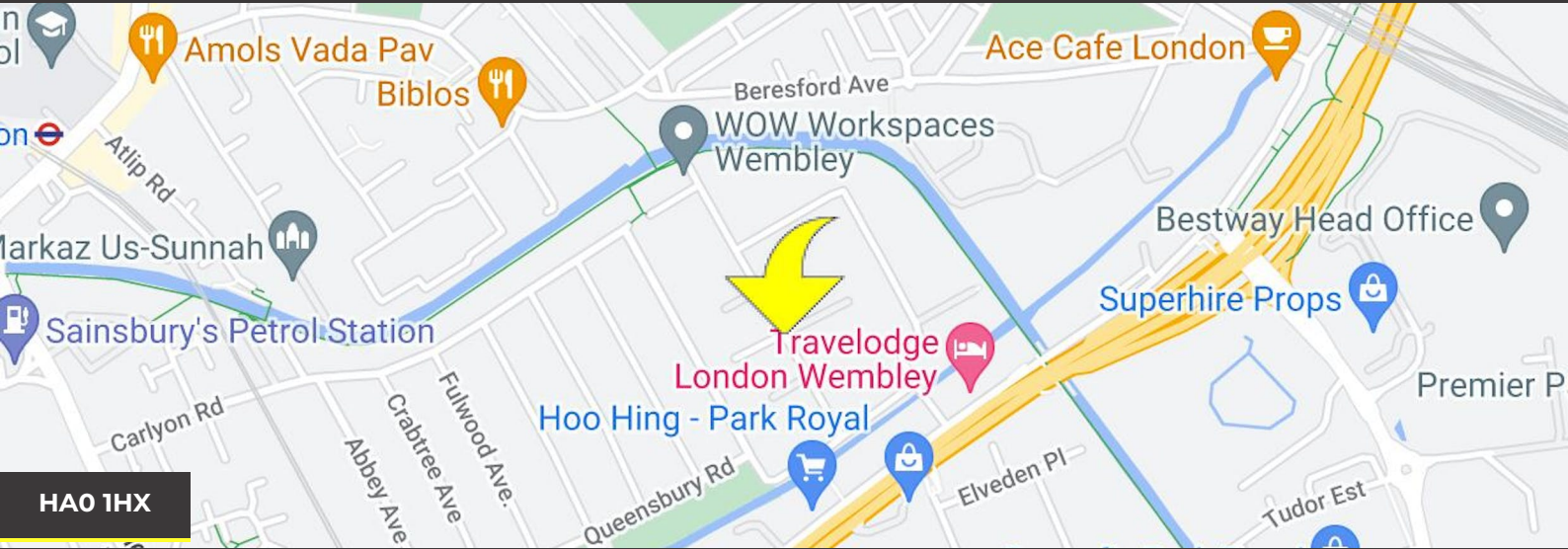
Wembley, HA0 1HX

33,360 SQ FT (3,099.25 SQ M)

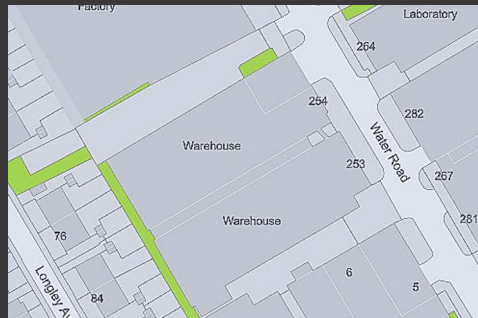
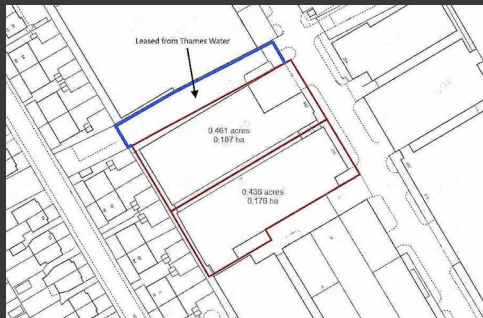
- 0.9 Acre site area
- 2x Loading doors
- 3 Phase power & gas
- Good natural lighting
- Staff welfare facilities
- Located in a popular industrial district
- Lighting
- 4m Clear eaves height rising to 6.8m at the roof apex
- Dedicated parking and loading
- Concrete warehouse floor
- Security alarm and fire alarm
- Office accommodation
- Direct access to the NCR A406

Location

Water Road is located approximately 6 miles west of Central London and near the junction of the A40 and A406 (North Circular) the area has excellent transport links. The A406 provides direct access to the M4 (junction 1) approximately 3.5 miles to the south and the M1 (junction 1) 4 miles to the north. The A40 provides links directly with the M40 (junction 1) approximately 12 miles to the west. The area also has excellent public transport links with a number of London Underground stations within walking distance including Alperton (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo Line). Heathrow airport is approximately 11 miles to the west.



HA0 1HX



Accommodation

DESCRIPTION

SQ FT

SQ M

Ground Floor Warehouse	29,097	2,703.20
Ground Floor Offices	2,373	220.46
First Floor Offices	2,160	200.67
TOTAL	33,360	3,099.25
Site Area	39,204	3,642.17

The accommodation comprises the following Gross Internal Areas:



Summary

Available Size	33,360 sq ft
Tenure	
Price	£7,500,000.00
Business Rates	Interested parties to contact the London Borough of Brent.
Service Charge	Upon enquiry
Legal Fees	Each party to bear their own costs
VAT	VAT payable if applicable
EPC Rating	Upon enquiry

Description

The premises comprise of two independent 1950/60s industrial warehouse units of steel truss construction and brickwork elevations which have been amalgamated to suit a single occupier. The warehouse area benefits from a clear open plan layout with access from the front and side elevations. Fitted office accommodation is available to the front of the property. The site benefits from a further dedicated loading and parking area which are available to a section of land leased from Thames Water to the northern side of the site.

Travel Distances

A406 - 0.6 miles

A40 - 1.1 miles

Alperton Underground Station (Piccadilly Line) - 0.7 miles

Central London - 10.1 miles

Source: Google Maps

Tenure

Freehold with an additional lease from Thames Water on the side section of land.

Viewings

Through prior arrangement with sole agents Telsar.

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:

Jack Pay
020 3333 2222
jp@telsar.com

Dipesh Patel
020 3333 2222
dp@telsar.com

Misrepresentation

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