

**RARE FREEHOLD OPPORTUNITY**

279 Abbeydale Road
London, Wembley, HA0 1TW

**PROMINENT FREEHOLD
INDUSTRIAL / WAREHOUSE UNIT**

3,873 sq ft

(359.81 sq m)

- Concrete floor
- LED lighting
- 1x dock level loading door
- 1x level access loading door
- Dedicated loading and parking
- 3 phase power & gas
- WCs
- Located in a popular industrial district
- Direct access to the NCR A406

279 Abbeydale Road, London, Wembley, HA0 1TW

Summary

Available Size	3,873 sq ft
Price	Price on application
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located on the borders of Wembley and Park Royal on Abbeydale Road which is with an industrial district situated just off the A406 North Circular, linking to both the national motorway network (M1, M40 and M25) and the A40 Western Avenue, which provides direct access to Central London. Stonebridge Park (Bakerloo line) & Hanger Lane (Central line) underground stations are both within walking distance and various bus routes operation in the area. Overground Rail services are via Wembley Central Station.

Description

An industrial/warehouse unit configured over the ground floor of steel truss construction to a pitched roof with dual loading points via roller shutter loading doors and dedicated parking to the front of the premises. A small mezzanine floor has been added for extra storage and welfare.

Tenure

Freehold

Accommodation

The accommodation comprises the following Gross Internal Areas:

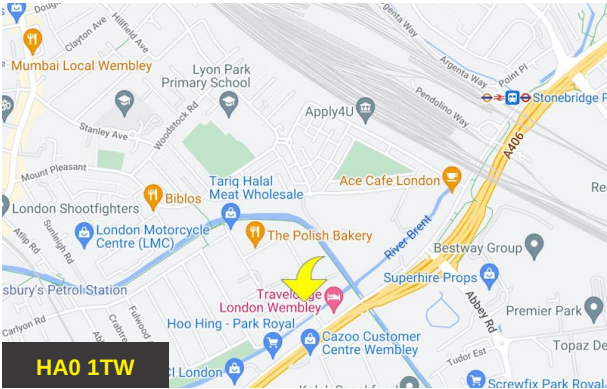
Description	sq ft	sq m
Ground Floor Warehouse	3,873	359.81
TOTAL	3,873	359.81
Mezzanine	250	23.23

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.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com