



Unit 4 GF, Central Business Centre
Great Central Way, Wembley, NW10 0UR

Ground Floor Storage / Office Unit

1,299 sq ft

(120.68 sq m)

- Walking distance to Neasden Underground Station (Jubilee Line)
- Allocated parking spaces
- Power
- LED Lighting
- Suspended ceilings
- WC & Kitchenette
- Open plan layout
- Shutters to windows and entrance door

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Summary

Available Size	1,299 sq ft
Rent	£29,228 per annum
Business Rates	Interested parties are advised to contact the Brent local rating authority to obtain this figure.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Central Business Centre is a development of modern business units comprising 14 two-storey units split over three terraces.

Located opposite IKEA and Tesco Superstore just off the North Circular Road (A406) within a few minutes' walk of Neasden underground station (Jubilee Line). When approaching from Hanger Lane, take the McDonald's/Ikea exit off the A406 and follow the ring road to Great Central Way. The North Circular Road (A406) provides excellent access to the M1, M25, M40 and M4 motorways.

Description

Central Business Park comprises a range of two storey business units which are available for office and or storage use. All the units benefit from an open plan layout, welfare facilities and allocation of dedicated car parking spaces.

Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of year to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are based on an approximate gross internal area. (GIA)

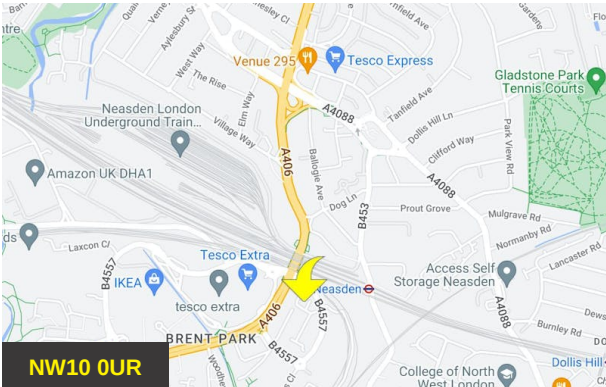
Description	sq ft	sq m
Ground Floor Office / Storage	1,299	120.68
Total	1,299	120.68

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



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