



# Unit 3 Wembley Trade Park

390 North Circular Road, Wembley NW10 0JF

Prominent Trade Counter Park Wembley

**TOLET: 6,341**ft<sup>2</sup>

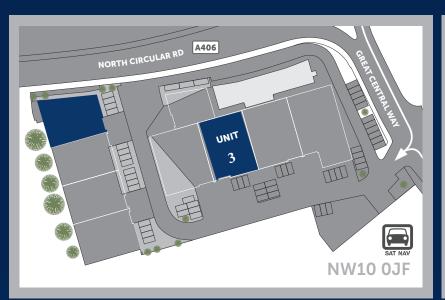
**VIDEO HERE** 

Occupiers Include:











Transport Links
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Neasden Tube Station 7 mins			
M1	Less than 2 miles		
Hanger Lane/A40	3 miles		
Londons West End	7 miles		
M25 (J16)	9 miles		

### Demographic Information

	Drivetime		
	10 mins	15 mins	30 mins
† <b>††</b> Population	254,060	623,616	2,732,241
Households	87,383	224,714	1,082,788

#### Location

- Located fronting the North Circular Road (A406) opposite the Wembley IKEA and Tesco, adjacent to Selco.
- Within 7 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.
- Direct access from the A406 when approaching from Staples Corner (M1 junction) onto Great Central Way.
- Good access to both the A40 Western Avenue and A5 Edgware Road.
- FLOOR PLANS HERE

## **Specification**

- Eaves height 6m
- Floor loading 50 kn/m²
- 3 Phase power supply in each unit
- Demised parking
- Prominent trade units with road fronting signage
- Secure site
- Roof lights

#### **Terms**

Unit 3 is available on a leasehold basis on terms to be agreed.

Rents are available upon application. Rents are exclusive plus VAT.

Viewing strictly by appointment through joint agents:



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