

**Unit 9 Wharfside
Industrial Estate
Rosemont Road
Alperton
HA0 4PE**



BUSINESS UNIT

FOR SALE

3,833 sq ft (356 m²)

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

020 7629 8501

Location

Wharfside Industrial Estate is situated at the junction of the A4089 Ealing Road and the A4005 Bridgewater Road, approximately half a mile from the Hanger Lane Gyratory. The area benefits from direct access on to the A40, A406 North Circular Rd and subsequently the M1, M40 and M4 Motorways.

The premises benefit from excellent public transport links with Alperton Bus Garage located directly opposite the entrance to estate. Alperton London Underground Station (Piccadilly Line) is also within minutes' walk of the unit providing access into Central London and to Heathrow Airport.

Floor Areas (Gross Internal Area)

	Sq ft	(m ²)
Ground Floor - Storage	2,076	193
First Floor - Offices	1,384	129
First Floor - Mezz	373	35
TOTAL	3,833	357

EPC

An EPC is available on request.



Description

The property comprises an end of terrace business unit of steel portal frame construction with clad elevations. Access is via an electric up and over shutter or separate staff entrance. The property has been fitted out to an excellent specification and benefits from the following amenities, 3 phase power, air conditioning, alarm, male and female WCs, kitchenette, perimeter trunking, suspended ceilings, and recessed lighting.

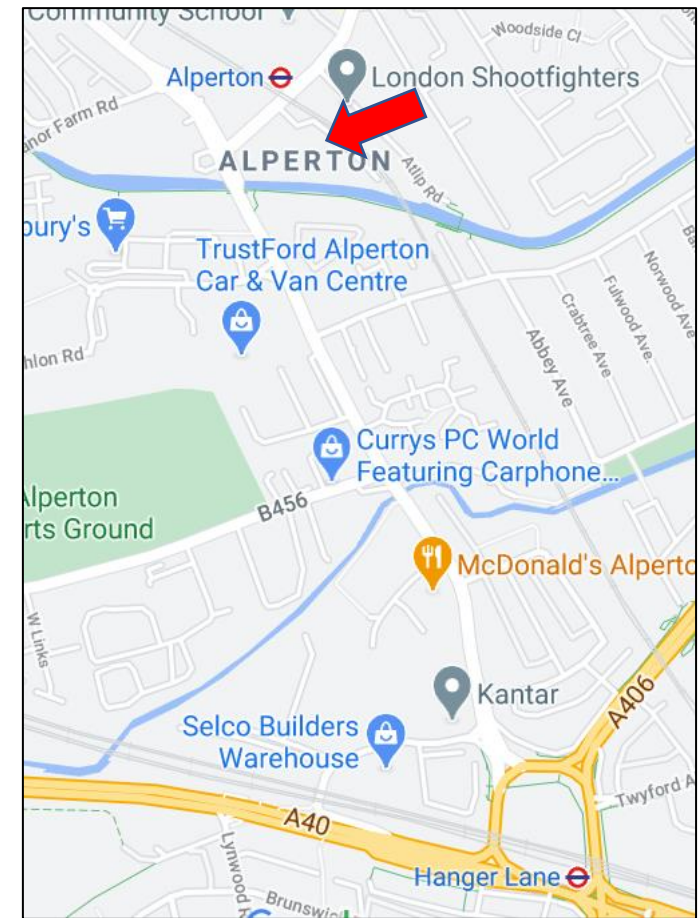
Externally there is a small yard area and parking for at least 3 vehicles.

Price

The Freehold interest is available at **£1,095,495 plus VAT** if payable.

Rates

We understand from the London Borough of Brent that the rateable value for the property is **£37,000**. The rates payable for 2020/21 equate to **£18,463**. Interested parties are advised to make their own enquiries.



Grant Mills Wood and the Vendors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property November 2020.

Viewing

Viewings are available strictly by appointment through sole agents:-

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