



Unit 7A First Floor, Central Business Centre
Great Central Way, Wembley, NW10 0UR

First Floor Office / Storage Unit

974 sq ft

(90.49 sq m)

- Walking distance to Neasden Underground Station (Jubilee Line)
- Allocated parking spaces
- Gas fired central heating
- Lighting
- Suspended ceilings
- WC
- Kitchenette
- Open plan layout

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Summary

Available Size	974 sq ft
Rent	£23,863 per annum
Business Rates	Interested parties are advised to contact the Brent local rating authority to obtain this figure.
Service Charge	Approx. £1,704.50 per annum
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 warehouse and or office use. The available unit is situated on the first floor and all the units benefit from an open plan layout and allocation of dedicated car parking spaces. This property may qualify for full business rates relief, subject to the circumstances of the occupier in question. A separate application will be needed to be made to Brent Council to determine this.

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.

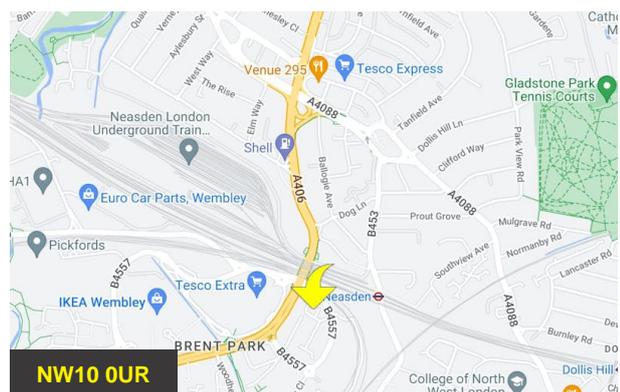
Accommodation

All measurements are based on an approximate gross internal area.

Description	sq ft	sq m
First Floor	974	90.49
Total	974	90.49

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.



Viewing & Further Information



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