

**TO LET**

PROMINENT LOGISTICS / PRODUCTION BUILDING WITH SECURE REAR YARD

LARGE SECURE YARD

SECURE LOADING YARD

INDICATIVE OUTLINE

ALPERTON LANE

W LINKS

ACCESS



## Globe House, West Links

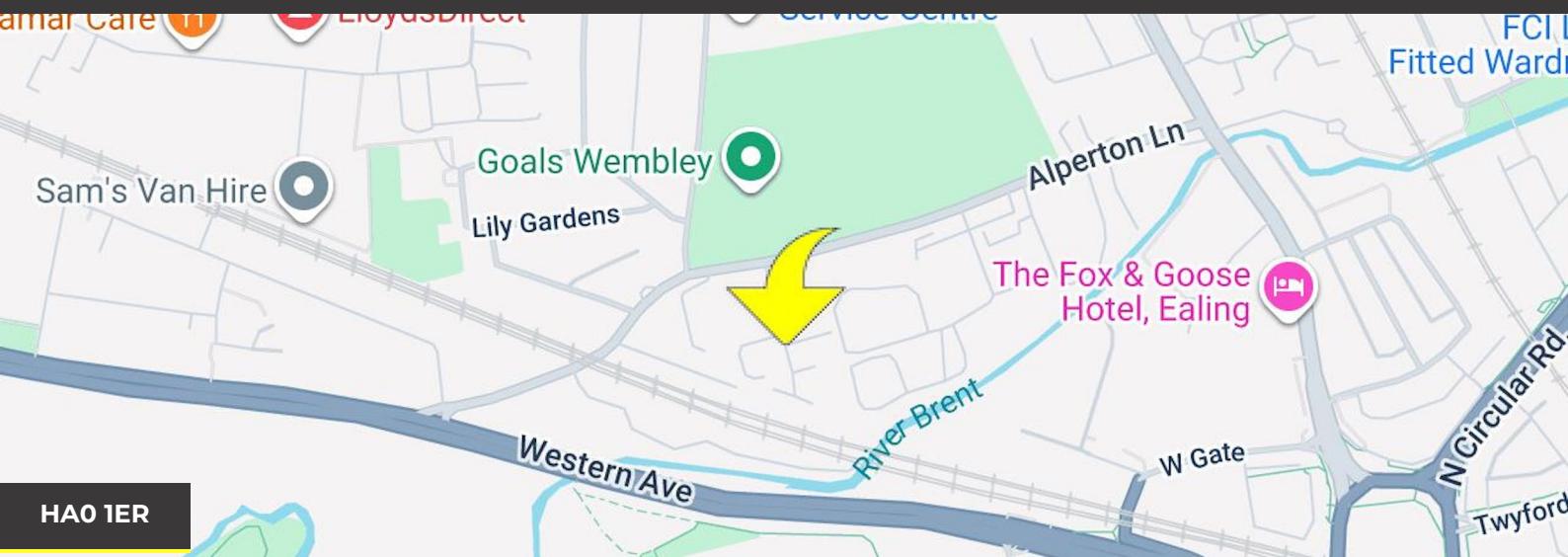
Alperton Lane, Alperton, HA0 1ER

**36,632 SQ FT (3,403.22 SQ M)**

- To be refurbished
- 6x Level access doors
- 3 phase power (approx. 320kVA)
- Welfare facilities
- VRF Heating & cooling to offices
- Direct access to A40 & A406
- Secure gated yard (Approx. 17,320 sqft) with 29m yard depth
- Clear eaves height 7.3m rising to a max height 9.8m
- Approx. 36x allocated parking spaces
- Translucent roof panels
- High quality fitted ground and first floor office accommodation
- Walking distance to Alperton & Hanger Lane UG Station (Central & Piccadilly Line)

## Location

The property is located on Alperton Lane in the established industrial area of Alperton, Middlesex. The Hanger Lane Gyratory System is within one mile of the property and forms the junction with the A406 North Circular Road and the A40 Western Avenue (from which Alperton Lane can be directly accessed). The A40 provides access to central London to the east and the M40 and M25 motorways to the west. Alperton tube station (Piccadilly Line) and Hanger Lane (Central Line) are both within walking distance of the property.



HA0 1ER



## Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	34,126	3,170.41
First Floor	2,506	232.82
<b>TOTAL</b>	<b>35,662</b>	<b>3,313.11</b>
Approx. Yard	17,320	1,609.08

All measurements are approximate and on a gross external basis (GEA)

## Summary

Available Size	36,632 sq ft
Tenure	New Lease
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	TBC
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

### Description

A unit comprises a prominent detached high bay steel portal frame logistics / production facility. Two storey ancillary office accommodation is situated to the front of the building, with the open plan warehouse located to the rear accessed by six level access loading doors serviced by a large secure yard with a maximum yard depth of c.29 metres. The property benefits from 3 phase power and a clear eaves height of 7.1m rising to 9.8m. The building further benefits from a large car park to the front elevation of approx. 36 allocated parking spaces. The building is to be fully refurbished.

### Travel Distances

A40 by road - 0.3 miles

A406 by road - 1.4 miles

Alperton Underground Station (Piccadilly Line) - 0.8 miles

Hanger Lane Underground Station (Central Line) - 0.9 miles

Central London by road- 10.2 miles

Source: Google Maps

### Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews.

### VAT

All prices are subject to VAT.

### 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.

For further information or to arrange a viewing, please contact sole agents:

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