



336 Athlon Road
Wembley, HA0 1BX

**Prominently Located Industrial /
Storage Unit**

4,826 sq ft

(448.35 sq m)

- Fully Refurbished
- Prominently located
- Min height 3.75m rising to 7m
- Dedicated parking spaces
- Electric roller shutter door
- Shared loading bay
- Power
- Ancillary office accommodation
- Direct access to A40
- Walking distance to Alperton UG Station (Piccadilly Line)

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Summary

Available Size	4,826 sq ft
Rent	£15 per sq ft
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
VAT	VAT will be payable if applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Location

The property is prominently located on Athlon Road which is accessed via Alperton Lane or alternatively the Bridgewater Road bordering Perivale and Wembley which are both well established industrial districts. The North Circular Road (A406) leading to the M1 and the East of London and The Western Avenue (A40) serving Central London and the national motorway network are both within close proximity. Both Alperton (Piccadilly Line) and Hanger Lane (Central Line) Underground Stations are within walking distance while the area is well serviced by various bus routes.

Description

An industrial/storage building of steel portal frame construction under a pitched roof, comprising of an open plan layout warehouse. Access is provided via electric roller shutter door serviced by a side loading bay. Ancillary office accommodation is situated to the front of the building with additional first floor offices and a kitchenette. The unit benefits from being refurbished and dedicated parking spaces allocated to the front elevation of the unit.

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. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

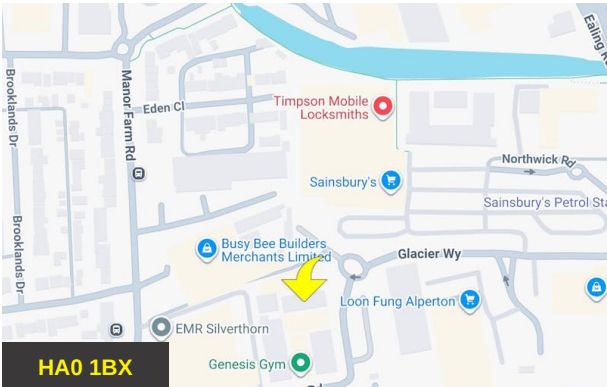
Description	sq ft	sq m
Ground Floor Warehouse	3,599	334.36
Ground Floor Offices	659	61.22
First Floor Offices	568	52.77
Total	4,826	448.35

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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