



Unit 5 Abercorn Commercial Centre

Manor Farm Road, Alperton, HA0 1AN

Prominent Warehouse / Industrial Unit

5,173 sq ft

(480.59 sq m)

- Clear eaves height 4.5m
- 3 Phase power
- Dedicated loading bay
- Concertina loading door
- Allocated parking
- WC & kitchenette
- First floor office accommodation
- Close proximity to A406 & A40
- Walking distance to Alperton Underground Station

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Summary

Available Size	5,173 sq ft
Price	£1,600,000
Business Rates	Interested parties to contact the London Borough of Brent to obtain this figure.
Service Charge	TBC
VAT	All prices are subject to VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Location

The property is located directly off Manor Farm Road which is accessed via Alperton Lane B456, or alternatively the A4005, Bridgewater Road. Both these in turn lead directly to the A40, linking to the M40, M25 and the National motorway network. The location provides easy access direct to Central London and Alperton Underground Station service by the Piccadilly Line is within walking distance.

Description

The property comprises an end-terraced warehouse facility of steel frame construction, brickwork elevations, to a flat roof. The warehouse area is arranged over the ground floor and fitted ancillary offices are located at the first floor level. The unit benefits from a full height concertina loading door and allocated parking spaces. The current owner has installed a walk-on mezzanine floor to increase storage capacity which can be included in the sale or removed if required.

Tenure

Freehold.

Accommodation

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

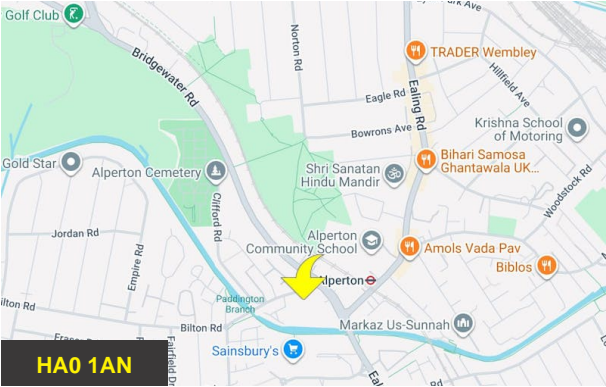
Description	sq ft	sq m
Ground Floor Warehouse	3,907	362.97
First Floor Office	1,266	117.62
Total	5,173	480.59

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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