



WAREHOUSE FOR SALE | 6,576 SQ FT

2 TOWERS BUSINESS PARK, CAREY WAY, WEMBLEY, HA9 0LQ

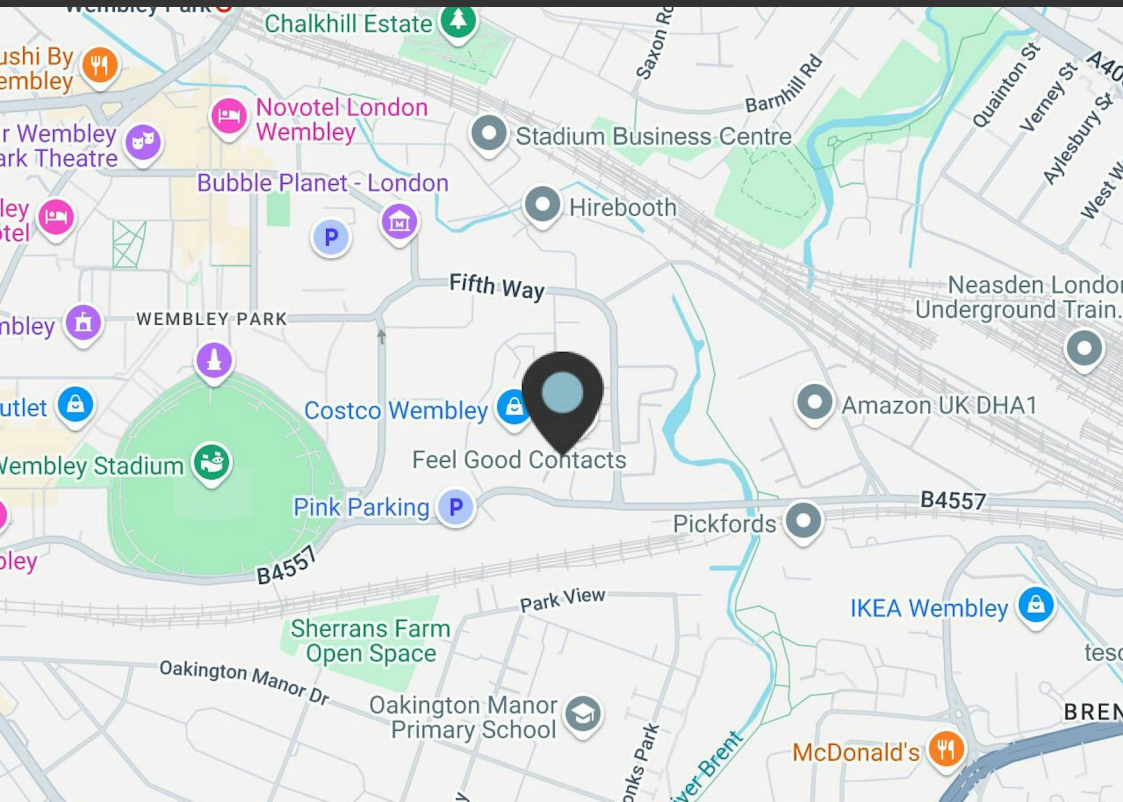
MODERN WAREHOUSE/INDUSTRIAL/OFFICE BUILDING

- PLEASE NOTE NEW PRICE REDUCTION
- Excellent Loading and Parking Areas
- Recently Refurbished
- New Fire & Security Alarm
- Gas Central Heating to Offices
- 3-Phase Power Supply
- Please Note Price Reduction



DESCRIPTION

The premises comprise a modern Warehouse/Industrial Building with offices on ground and first floors with a front reception area with two WC's/Washrooms and a mezzanine storage area. Situated at the rear of the building is rear annex living area with ground floor kitchen and first floor bedroom and upper Bedroom/Storeroom having its own separate Gas Boiler and heating. Situated at the rear of the property are two outside amenity areas at an upper level of 1,160 sq. ft. approx., with two picnic tables. Amenities include; Gas Central Heating to Offices, Security & Fire Alarms, 3-Phase Power Supply, Gas Blow Heater in Warehouse/Industrial area, Max Eaves Height of 26ft. approx. with 9ft. height under mezzanine floor.



LOCATION

The property is situated on a modern industrial estate located at the southern end of Carey Way with access from the junction of Southway and Great Central Way in Wembley. Wembley Stadium and Boxbark Shopping Centre are situated close by as well as Wembley Overground Railway and Wembley Central Shopping Centre.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor	3,310	307.51	Available
1st - First Floor Offices	1,287	119.57	Available
Mezzanine - Mezzanine Storage	1,103	102.47	Available
1st - First Floor Rear Accommodation	876	81.38	Available

PRICE

£1,700,000 (258.52 per sq. ft.) - THERE IS NO VAT PAYABLE ON THE SALE PRICE OF THE PROPERTY

RATES & CHARGES

Service charge: N/A

Estate charge: £1,100 per annum

Rates payable: £32,214 per annum

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 29/09/2025



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Carey Way, Wembley, HA9

Net Internal Area = 6527 sq ft / 606.4 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 6576 sq ft / 610.9 sq m

For identification only - Not to scale

