



Unit 1, 1 Fourth Way
Wembley, HA9 0LH

**Securely Gated Prominent
Warehouse Facility**

3,000 to 5,750 sq ft

(278.71 to 534.19 sq m)

- 3 - 5,750 sqft ground floor space available
- Securely gated site
- Concrete floor
- Lighting
- 3 phase power
- Parking
- Walking distance from tube & rail
- Direct access to A406 NCR

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Summary

Available Size	3,000 to 5,750 sq ft
Rent	£15 per sq ft
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Description

The premises, comprise a standalone, brick built industrial / warehouse facility situated on a secure self-contained fenced and gated site. The ground floor is of a clear open-plan layout with the option to split. Loading is available via a roller shutter door with a dedicated loading bay to the east elevation. Ample parking is also available on-site.

Location

The property is prominently situated fronting the eastern side of Fourth Way close to Wembley Stadium. The A406 North Circular is approximately 0.75 miles from the property and provides a direct link to the M1 (J1) towards the North and the A40 Western Avenue at Hanger Lane towards the South providing links into Central London, M40, M4, M25 and the wider motorway networks. Wembley Stadium Station and Neasden and Wembley Park Underground Stations are within walking distance.

Accommodation

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

Description

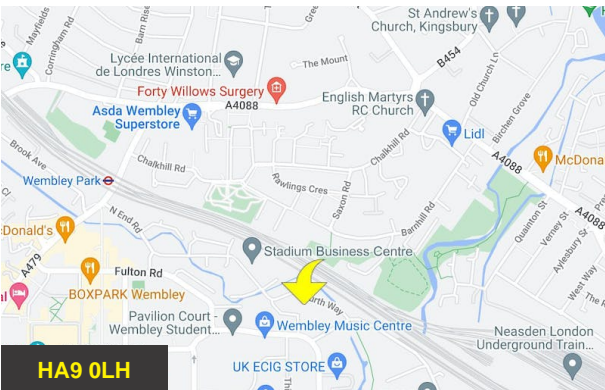
Ground Floor Warehouse from 3 - 5,750 sq ft

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.

VAT

VAT is payable if applicable.



Viewing & Further Information



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