

Unit 2 Abercorn Commercial Centre, Manor Farm Road, Wembley, HA0 1AN

SUMMARY

- Prime Unit available to rent in Wembley
- Unit benefits from B1 & B8 use
- Electrically loaded doors
- Suitable for various businesses (STP)
- Good transport links
- Secure Unit

DESCRIPTION

A spacious warehouse located on a busy road in Wembley. It is suitable for various businesses and benefit from B1, B2 and B8. The property is fitted with electrical/manual shutter and 2 car parking spaces in front of the property.

SCHEDULE OF ACCOMMODATION

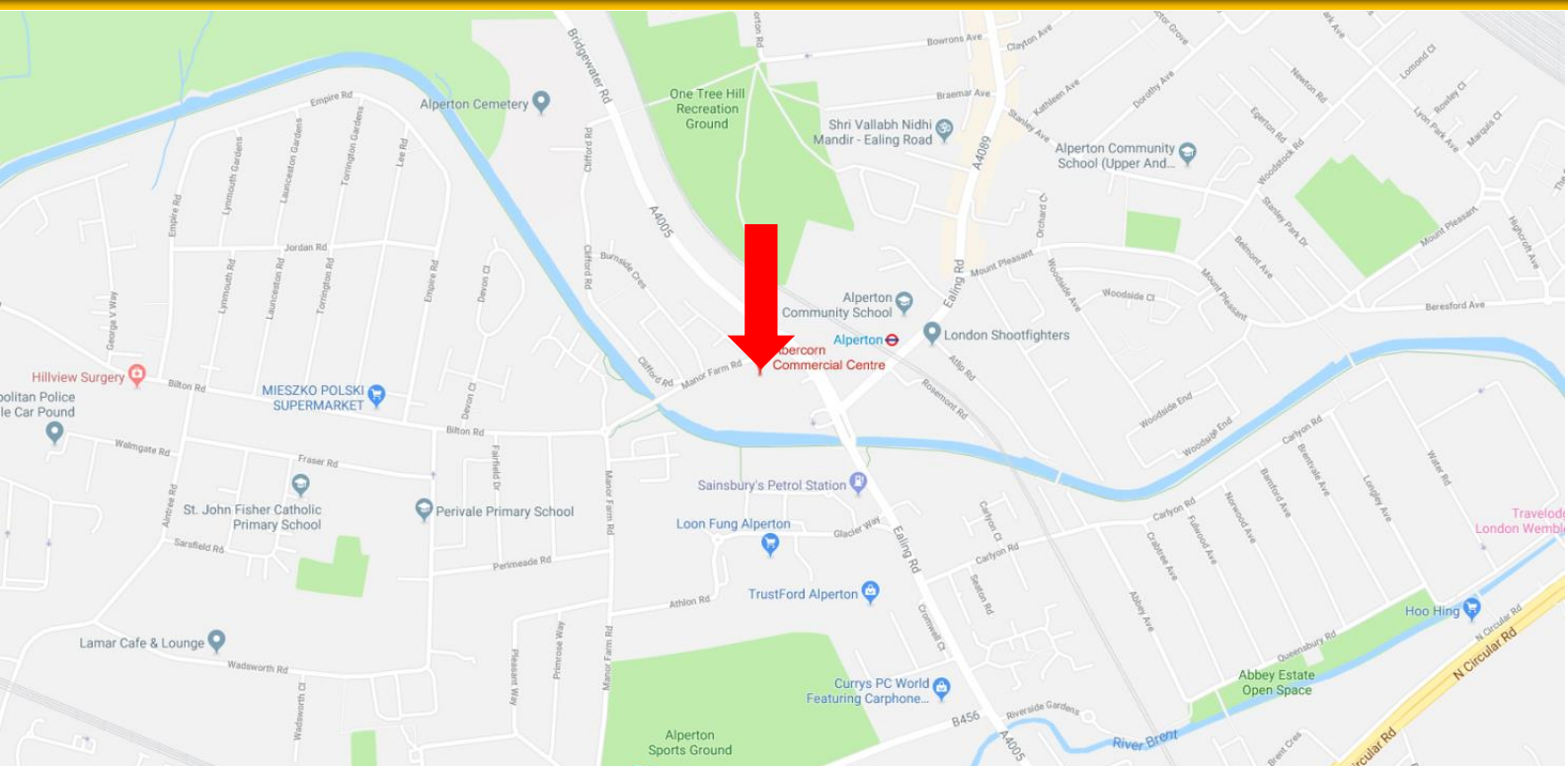
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Warehouse	336.65	3,622
First	Office	101.82	1,095
Total		438.47	4,717

LOCATION

Wembley is a large town in northwest of London. The suburb is the home of Wembley stadium and is a largest football stadium in the UK.

The property is situated just off Manor Farm Road, West of Bridgewater Road (A4005) and North of the A40. The A40 is the arterial link into Central London and West to the M40.



TENURE

Rent £55,000 per annum

BUSINESS RATES

Rateable value £27,500

Rates payable £13,200

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8937 1525.

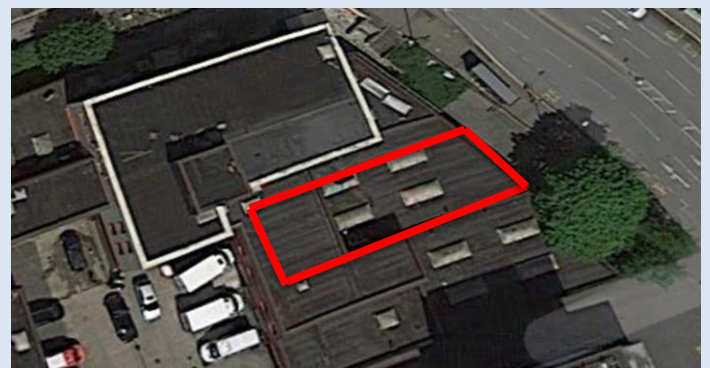
VAT

To be confirmed

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Monarch of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500

E-mail: ankur@monarchcommercial.co.uk

Gaurav Sarna 0208 569 8500

E-mail: gaurav@monarchcommercial.co.uk

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.