



# ARTISAN COURT

MARKET WAY, WEMBLEY, HA0 2BT

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FOREST  
REAL ESTATE



**TO LET**

**581 TO 646 SQ FT**

**Three new build business units to let**

## **Key Features**

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- New build
- Choice of 3 ground floor business units
- Self contained with private entrances
- Double glazed windows
- Within a few minutes walk of Wembley Central Station
- Courtyard setting
- Communal roof terrace
- Landlord to finish units to Tenants specification
- Good natural light

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## Description

Introducing the newest addition to the commercial landscape of Wembley - three brand new build offices, designed to provide the perfect workspace for modern businesses.

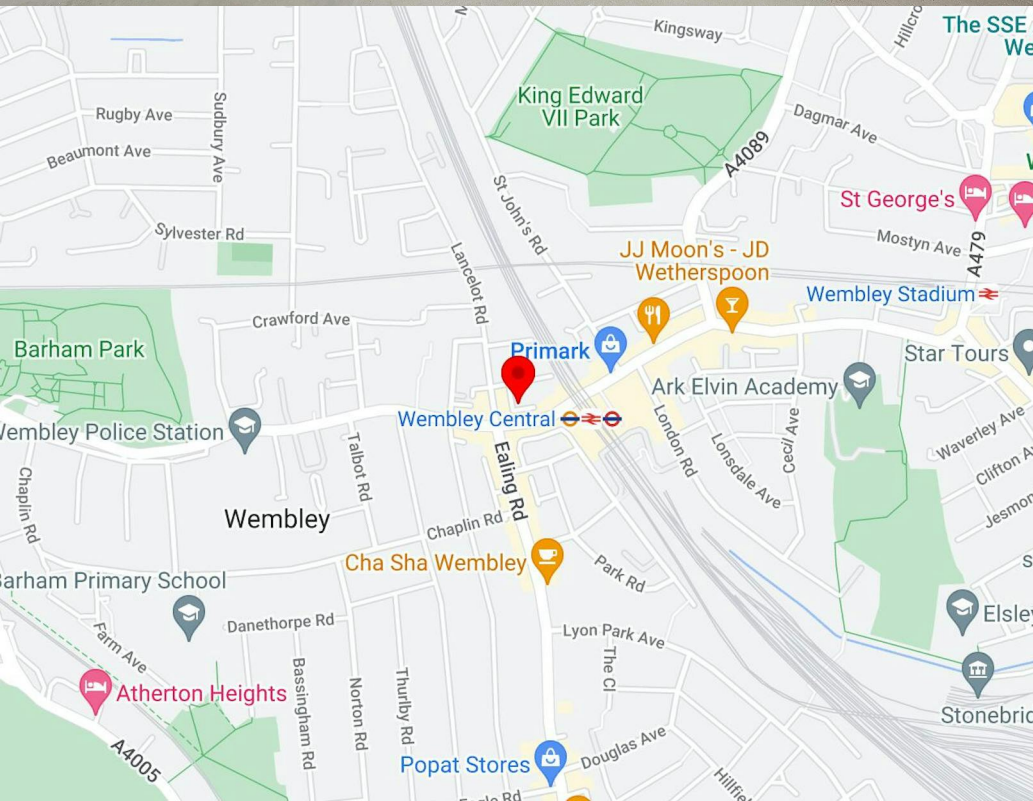
A choice of three business units starting at 581 ft<sup>2</sup>. With the benefit of Use Class E the units could suit a variety of office, medical and leisure occupiers. Unit 1 benefits from a large private courtyard whilst unit 3 has a private balcony.

They are presently in Shell & Core and will be finished by the Landlord to the ingoing Tenants specification. N.B. The roof terrace CGI is for indicative purposes only.

## Location

Wembley Central is a neighbourhood in the London Borough of Brent, England. It is located in the northwest of London and is known for its vibrant atmosphere, diverse community, and close proximity to several major attractions. Wembley Stadium, one of the largest sports and music venues in the world, is located here, as well as the famous SSE Arena.

The area is well-connected by public transportation, with Wembley Central station providing access to multiple rail and underground services, including the Bakerloo and London Overground lines. Additionally, several bus routes run through the area, offering convenient connections to other parts of London and the surrounding suburbs.









# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£15,000 - £30,000 per annum
<b>Rates</b>	N/A
<b>Service Charge</b>	£4 per sq ft
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# Contact

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