

# RARE FREEHOLD OPPORTUNITY

PROMINENTLY LOCATED WAREHOUSE FACILITY  
SITUATED ON A SECURE SELF-CONTAINED SITE

SUITABLE FOR  
REDEVELOPMENT  
(S1PP)

# EDC HOUSE

FIFTH WAY, WEMBLEY  
HA9 0DE

**SITE AREA 0.49 ACRES (0.20 HA)**  
12,578 SQ FT (1,168.53 SQ M)



davidcharles.co.uk

  
david charles  
property consultants



# EDC HOUSE

FIFTH WAY, WEMBLEY, HA9 0DE

## LOCATION

The property is prominently situated on Fifth Way in the heart of the Wembley Industrial area. The A406 North Circular Road and the A40 Western Avenue are within a short distance of the premises, providing access to central London to the east via the Hanger Lane Gyratory and the M40 and M25/M4 motorway network to the west. The area is well served by public transport, Wembley Stadium (Chiltern Line) and Wembley Park (Jubilee & Metropolitan Lines) Railway Stations are each within approximately 10 minutes' walking distance of the premises providing a regular service into Central London. A number of bus routes passing close to the premises.

Travel distances from Wembley Park Underground Station to:

	Baker Street	13 minutes
	Bond Street	16 minutes
	Waterloo	22 minutes
	London Bridge	25 minutes

Proximity to Major Road Links:

	A406 NCR	1.6 miles
	A40 Western Ave	4 miles
	M1	3.6 miles
	M4	6.9 miles
	M40	11.1 miles
	M25	12.2 miles

SOURCE: TFL JOURNEY PLANNER & GOOGLE MAPS

## DESCRIPTION

The site comprises a stand alone, secure, fenced and gated warehouse facility which is arranged over the ground floor level with access directly off Fourth Way. The warehouse area is of steel truss construction to a pitched roof with ancillary offices and trade counter to the front of the building. The site is well suited for owner occupation or for future redevelopment subject to obtaining the necessary planning consents.

## KEY FEATURES

- Prominently located within the Wembley Stadium regeneration area
- Detached, self-contained, securely gated site
- Excellent road & rail transport links
- Close proximity to the Wembley Designer Shopping Outlet
- Max eaves height 7m
- Loading door (H: 2.7m – W: 3m)
- Ancillary office/trade counter accommodation
- Ample on-site parking
- Additional unused land to rear

## ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	9,929	922.43
Offices / Trade Counter	2,649	246.10
<b>Total</b>	<b>12,578</b>	<b>1,168.53</b>
First Floor Mezzanine Offices	1,371	127.37
Warehouse Mezzanine Office	385	35.77
<b>Site Area</b>	<b>0.49 acres</b>	<b>0.20 ha</b>

All measurements are based on a approximate gross internal area (GIA).

## TENURE

Freehold available by way of two titles under land registry title numbers: (1) NGL598486, (2) NGL808844  
A share sale of the company which owns the property may also be considered.

## PRICE

Offers in excess of £4,750,000.

## VAT

The property has not been elected for VAT.

## BUSINESS RATES

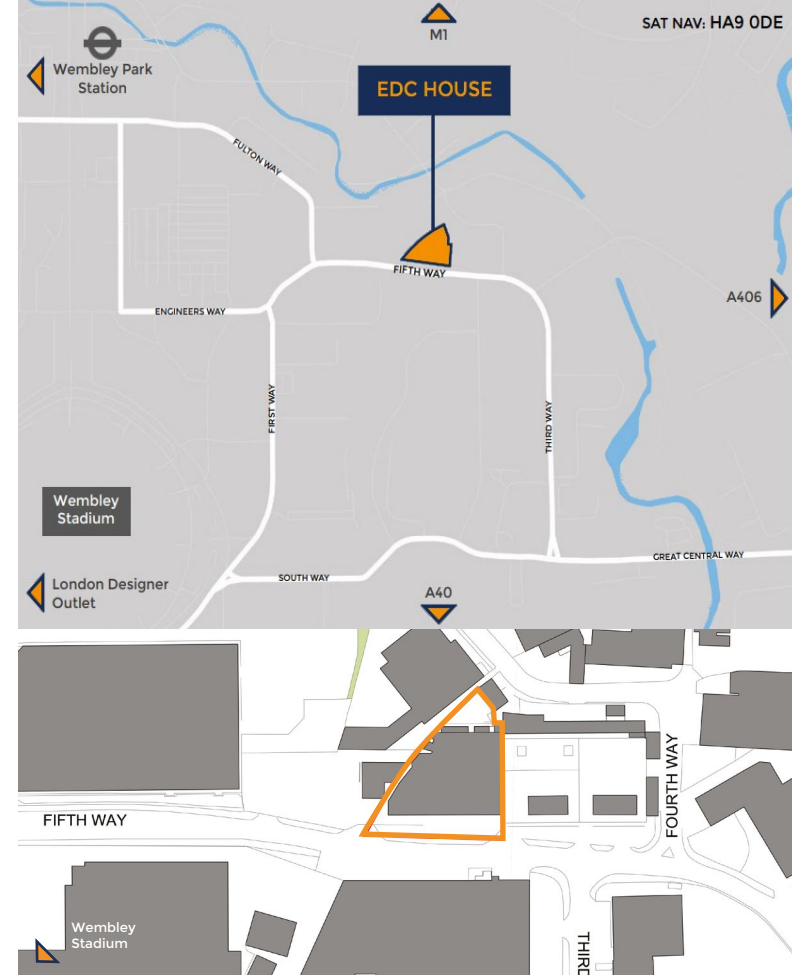
Interested parties are advised to contact the London Borough of Brent to obtain the accurate cost. (020 8937 1234)

## LEGAL COSTS

Each party to bear their own costs.

## 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.



## VIEWING

By appointments with sole joint agents.



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