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**Churchill & Mathesons**

Fourth Way, Wembley, HA9 0LB

£25,000 Per Annum



#### KEY FEATURES:

- Clear eaves height of 3.85m
- Roller shutter loading door
- Power & Gas
- WC's & kitchenette
- Concrete floor
- First floor offices with gas central heating
- Close proximity A406
- Walking distance to Wembley Park UG Station (Metropolitan Line)
- Total 1,688 square feet

#### Location

Situated in Hallmark Trading Estate, east of Fourth Way near Wembley Stadium. A406 North Circular is 0.75 miles away, linking to M1 (J1) north and A40 Western Avenue south for access to Central London, M40, M4, M25, and wider motorway networks. Wembley Stadium Station, Neasden, and Wembley Park Underground Stations are easily accessible on foot.

#### Description

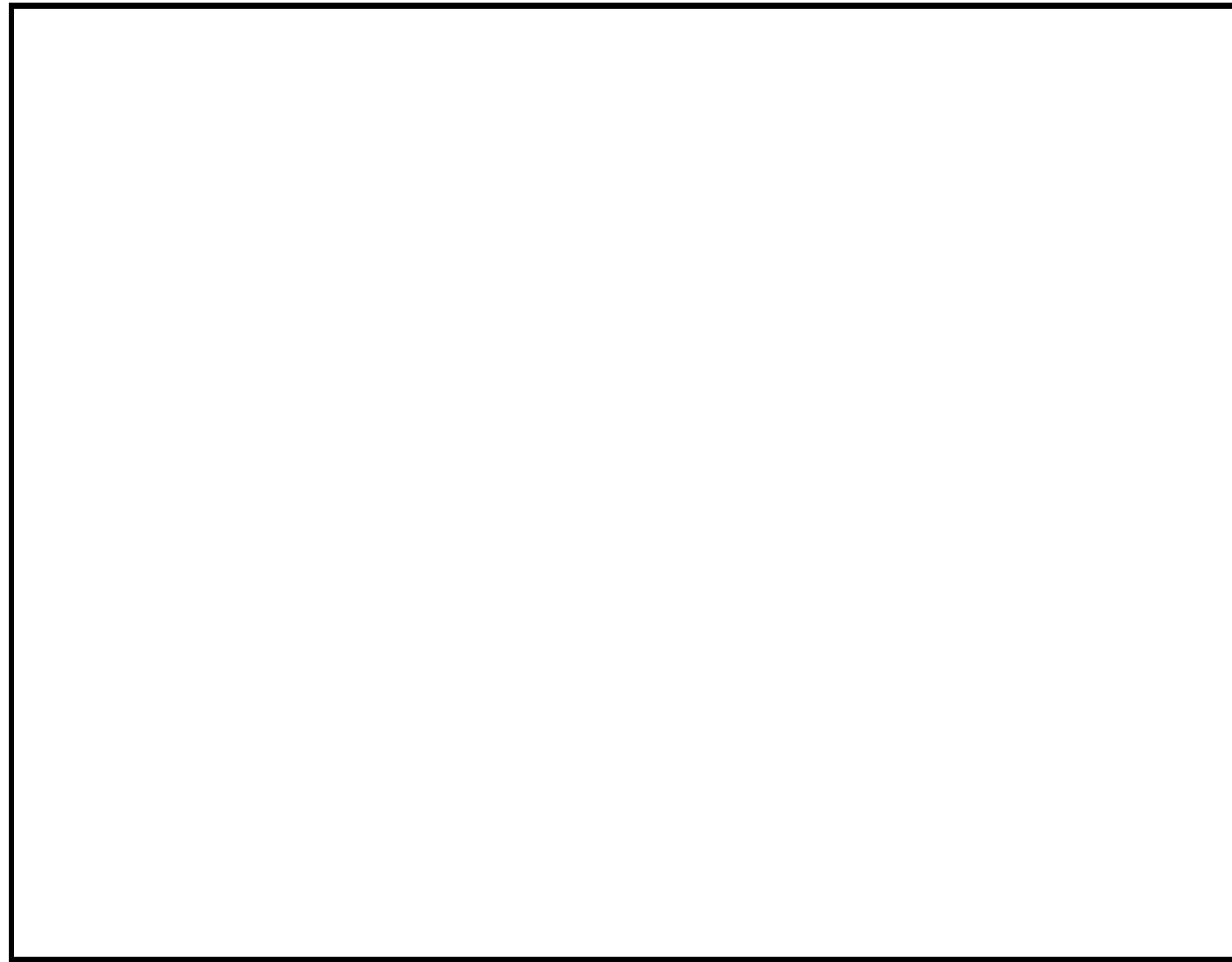
The property features a mid-terraced two-story business unit with brick elevations and a flat roof. The ground floor houses an open-plan warehouse, while the first floor offers ancillary office/storage space with gas central heating. Warehouse access is facilitated by a roller shutter loading door.

#### Tenure

Leasehold opportunity: A new full repairing and insuring lease is available, with the term negotiable and subject to periodic rent reviews. The lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II, as amended.

#### Accommodation

Warehouse 844 square feet, First Floor Offices 844 square feet, Total 1,688 square feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.