



Fifth Way, Wembley, HA9 0YJ

£6,000 Per Month



KEY FEATURES:

location

Situated in 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

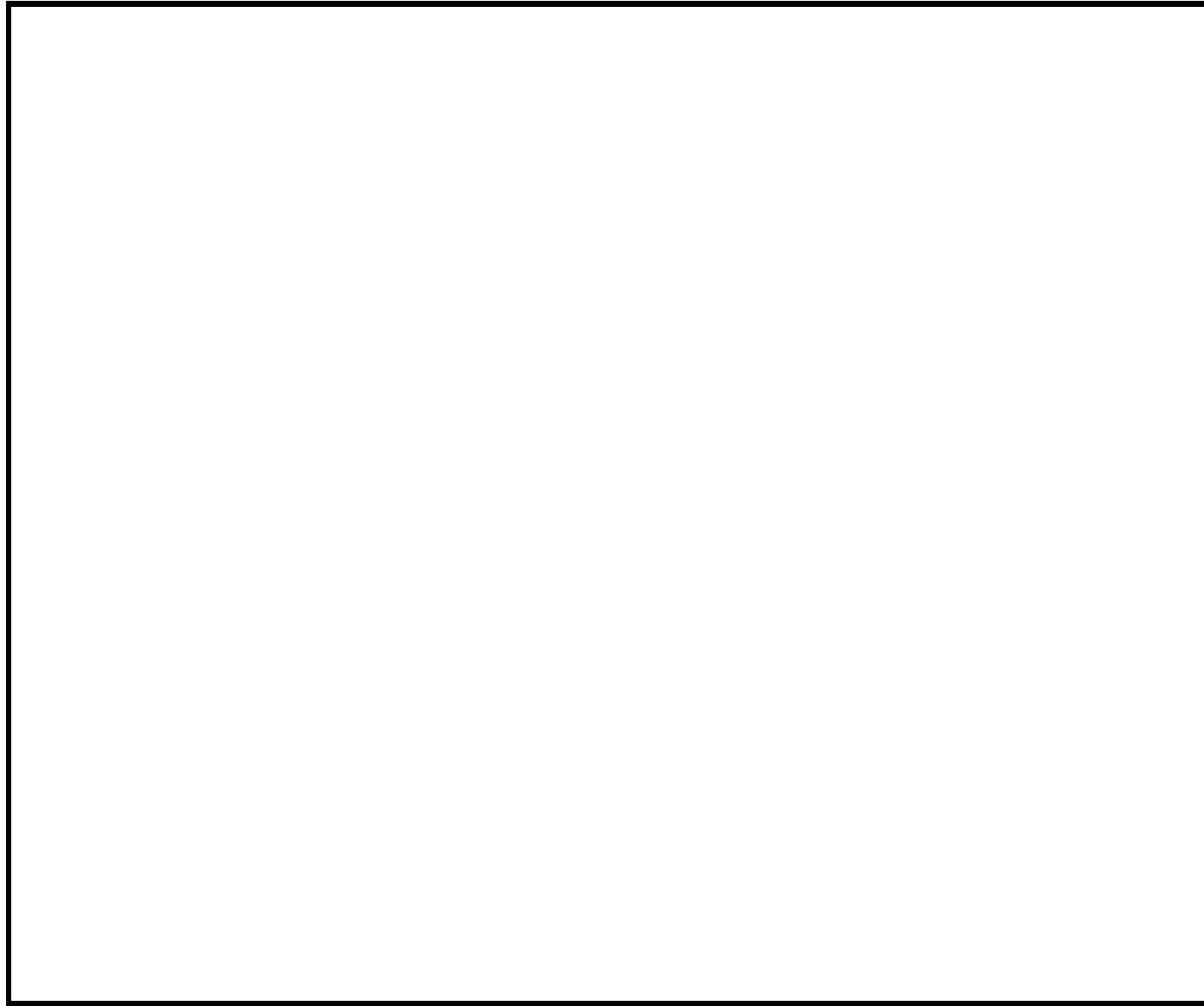
The property features a mid-terraced two-story Warehouse business unit. The ground floor houses an open-plan warehouse, while the first floor offers ancillary office/storage space with gas central heating. Warehouse access is facilitated by a roller shutter loading door.

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 2200 square feet, First Floor Offices 1600 square feet, Total 3800 square feet



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.