

HIGH QUALITY INDUSTRIAL /BUSINESS UNIT

TO LET

2,597 SQ FT | (241 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire WD17 1HZ

01923 210810

www.brasierfreeth.com



2 THE MIRAGE CENTRE, WEMBLEY, HA9 0JD

KEY FEATURES

- Well fitted office/showroom
- Workshop/storage
- 4 parking spaces
- Air conditioning/comfort cooling to office/showroom (to be refurbished/recommissioned)
- Good loading
- Suspended ceilings with inset LED lighting

ACCOMMODATION

	sq ft	sq m
First Floor Office /Showroom	1,304	121.12
Ground Floor Storage/Workshop	1,293	120.14
Total	2,597	241.26

DESCRIPTION

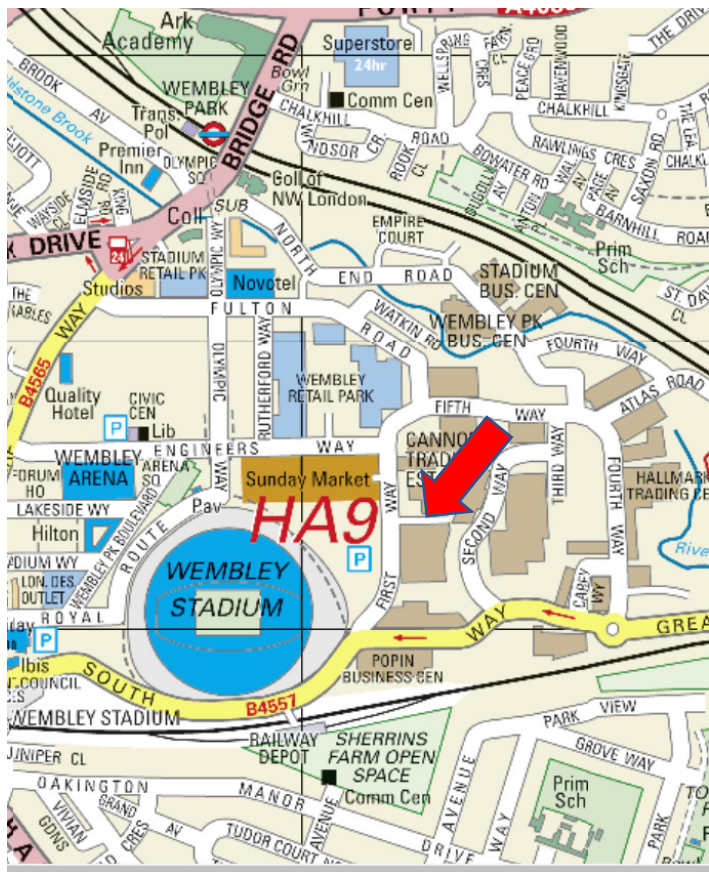
The unit is of steel frame construction with brick and profile steel clad elevations. The unit has one level loading access point incorporating a loading door of approximately 3 x 4.5 metres. The internal height is circa 3.35 metres (ignoring downstand beams).

3 Phase power is available within the property. Adjacent to the loading forecourt there are 4 allocated car spaces.

VIEWING | Strictly by appointment through this office with:

Peter Brown
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Tim Howlings
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LOCATION

The Mirage Centre is well situated just off First Way in the Wembley Industrial Estate close to Wembley Stadium. The unit has good access to the A406 North Circular Road, M1 and A40 by road, and enjoys excellent public transport facilities in the form of Wembley Park underground station (Jubilee and Metropolitan line).

TENURE

The unit is offered to let on a new full repairing and insuring lease for a term to be agreed by negotiation.

RENT

A rent of £42,000 per annum exclusive is sought.

RATES

The property is current assessed with the adjacent property. It is considered likely that on separate assessment a rates liability in the region of £5 per sq ft will be levied. Interested parties should make their own enquiries with the London Borough of Brent – 0208 937 1234

EPC RATING

To be confirmed, pending completion of works.

January 2019

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy

Further information on our services and details of all the properties we are currently marketing are available on our website www.brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



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