



FOR SALE

259a Water Road, Wembley

259a Water Road, Wembley, Middlesex HA0 1HX

Industrial/Warehouse/Office Building

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INDUSTRIAL/WAREHOUSE WITH RENTAL INCOME FOR 2 YEARS PLUS VACANT TWO STOREY OFFICES

The self contained Industrial/Warehouse area is in open plan and is currently let on a lease outside the security of Landlord & Tenant Act 1954 until October 2020 at a rent of £50,000 per annum exclusive. Vacant possession can then be obtained if required at the end of the lease term in October 2020.

The adjoining self-contained office building has been totally refurbished and has not been used since the refurbishments have taken place.

The ground floor is divided to form a reception area plus a disabled WC/Washroom and separate Male & Female WC's/Washrooms. The ground floor has two large open plan office suites each having two glass partitioned offices at either end of the rooms along with a kitchenette.

The first floor offices are similarly divided into two large open plan office suites each having two glass partitioned offices at either end of the rooms along with a kitchenette.

Amenities include; Gas Central Heating, Air Conditioning, UVPC Double Glazed Windows, Laminated Wood Strip Flooring, Auto lighting in WC's and communal areas, Cat. 5 AD Cabling and two forecourt car parking spaces.

Price	£1,850,000
Building type	Industrial
Secondary use	Warehouse
Est. rates payable	£43,261 per annum
Rateable value	£87,750
VAT	VAT is to be charged on the sale price
Tenure	Freehold
Deal type	Investment
EPC category	D
Size	11,109 Sq ft
Planning class	B2
Lease details	The Lease on the Ground Floor Industrial/Warehouse is let on a lease outside the security and protection of the Landlord & Tenant Act 1954 for a term expiring in October 2020 at a rental of £50,000 per annum exclusive. Vacant possession can be secured on the premises when the lease expires.

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/34041-259a-water-road-wembley-259a-water-road>



Lease outside the Landlord & Tenant Act 1954

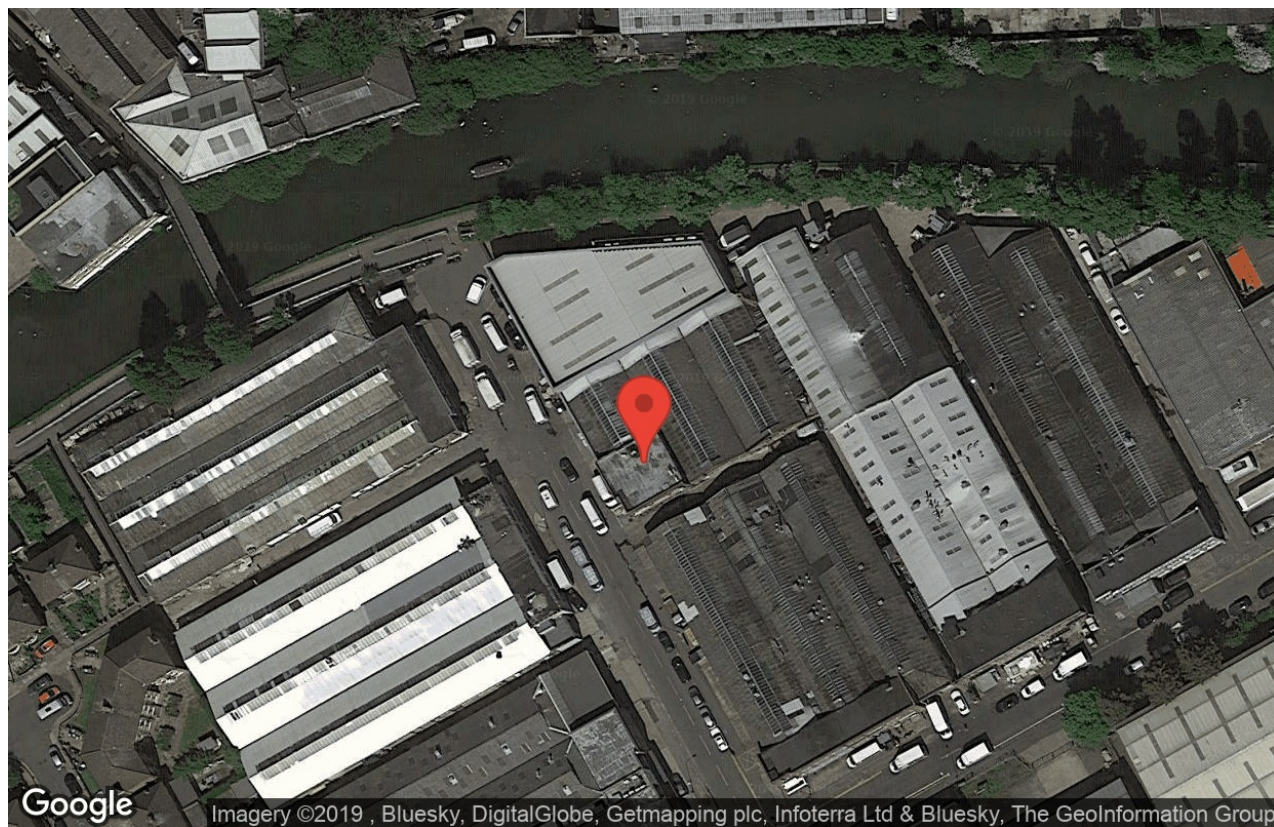
Rent of £50,000 per annum exclusive until October 2020

Fully vacant ground & First Floor totally refurbished offices

Offices have Gas Central Heating and Air conditioning



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Data provided by Google

Floors & availability

Unit	Size sq ft
Ground Floor Industrial/Warehouse	8,106 GIA
Ground & First Floor Offices	3,003 GIA
Total	11,109

Location overview

The premises are situated at the northern end of Water Road on the eastern side of the thoroughfare close to the Grand Union Canal and located just off the A406 North Circular Road within a short distance of the Hanger Lane Gyratory System and the A40 Western Avenue. Stonebridge Park (Bakerloo Line) Underground Station is situated close by.

Airports

London Heathrow 8.6m, London City 14.9m, London Luton 23.4m

National rail

Stonebridge Park 0.6m, Wembley Central 0.9m, Wembley Stadium 1.0m

Tube

Alperton 0.5m, Stonebridge Park 0.6m, Hanger Lane 0.7m

Lease overview

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Viewings

Strictly via appointment with the sole agents Dutch and Dutch.

Notes:



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Quote reference: 259a Water Road

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.