

# TO LET

## WAREHOUSE / DISTRIBUTION FACILITY



## 253-254 Water Road

Wembley, HA0 1HX

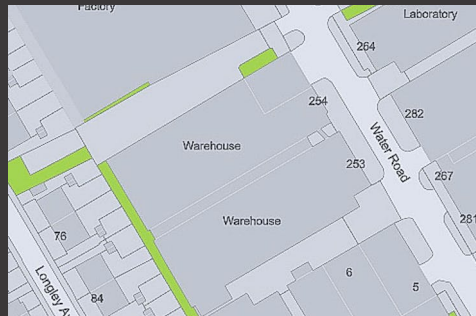
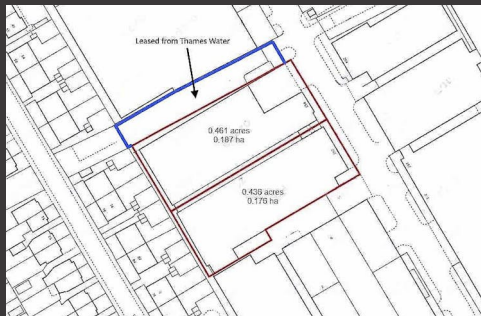
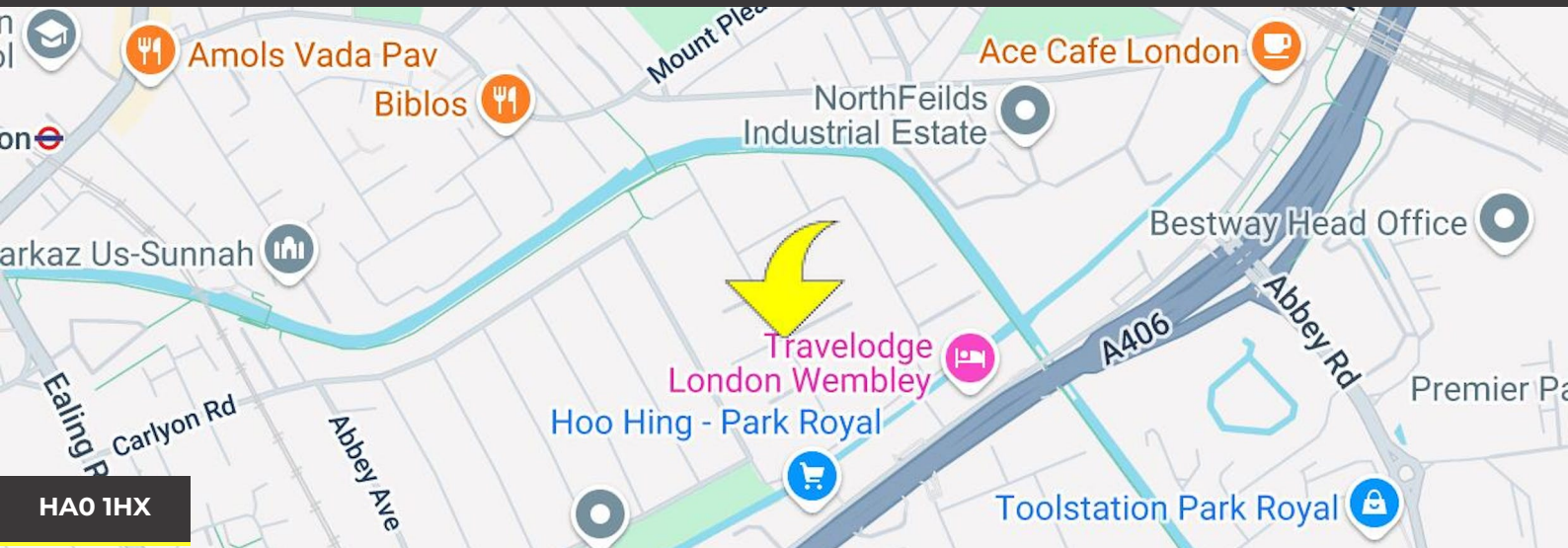
**33,360 SQ FT** (3,099.25 SQ M)

- 0.9 Acre site area
- 2x Loading doors
- Side loading yard leased via Thames Water
- Concrete warehouse floor
- Security alarm and fire alarm
- Office accommodation
- Direct access to the NCR A406
- 4m Clear eaves height rising to 6.8m at the roof apex
- Dedicated parking and loading
- 3 Phase power & gas
- Good natural lighting
- Staff welfare facilities
- Located in a popular industrial district



## Location

Water Road is located approximately 6 miles west of Central London and near the junction of the A40 and A406 (North Circular) the area has excellent transport links. The A406 provides direct access to the M4 (junction 1) approximately 3.5 miles to the south and the M1 (junction 1) 4 miles to the north. The A40 provides links directly with the M40 (junction 1) approximately 12 miles to the west. The area also has excellent public transport links with a number of London Underground stations within walking distance including Alperton (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo Line). Heathrow airport is approximately 11 miles to the west.



## Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	29,097	2,703.20
Ground Floor Offices	2,373	220.46
First Floor Offices	2,160	200.67
TOTAL	33,360	3,099.25
Site Area	39,204	3,642.17

The accommodation comprises the following Gross Internal Areas:





## Summary

Available Size	33,360 sq ft
Tenure	New Lease
Rent	£10 per sq ft
Business Rates	Interested parties to contact the London Borough of Brent.
Legal Fees	Each party to bear their own costs
VAT	VAT payable if applicable
EPC Rating	Upon enquiry

### Description

The premises comprise of two independent 1950/60s industrial warehouse units of steel truss construction and brickwork elevations which have been amalgamated to suit a single occupier. The warehouse area benefits from a clear open plan layout with access from the front and side elevations. Fitted office accommodation is available to the front of the property. The site benefits from a further dedicated loading and parking area which are available to a section of land leased from Thames Water to the northern side of the site.

### Travel Distances

A406 - 0.6 miles

A40 - 1.1 miles

Alpertown Underground Station (Piccadilly Line) - 0.7 miles

Central London - 10.1 miles

Source: Google Maps

### Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews.

Land to the east is available by way of a separate lease form Thames Water.

### 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.

### Disclaimer

None of the amenities have been tested by Telsar.

### Viewings

Through prior arrangement with sole agents Telsar.



For further information or to arrange a viewing, please contact sole agents:

Jack Pay  
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