



- Workshop/storage space - No parking
- Eaves height 5.3m (17ft 3")
- Recently replaced insulated roof
- Roller shutter loading door
- WCs

Ian Archer
ian.archer@argroup.co.uk
01923 210733

Connor Harrington
connor.harrington@argroup.co.uk
01442 220800



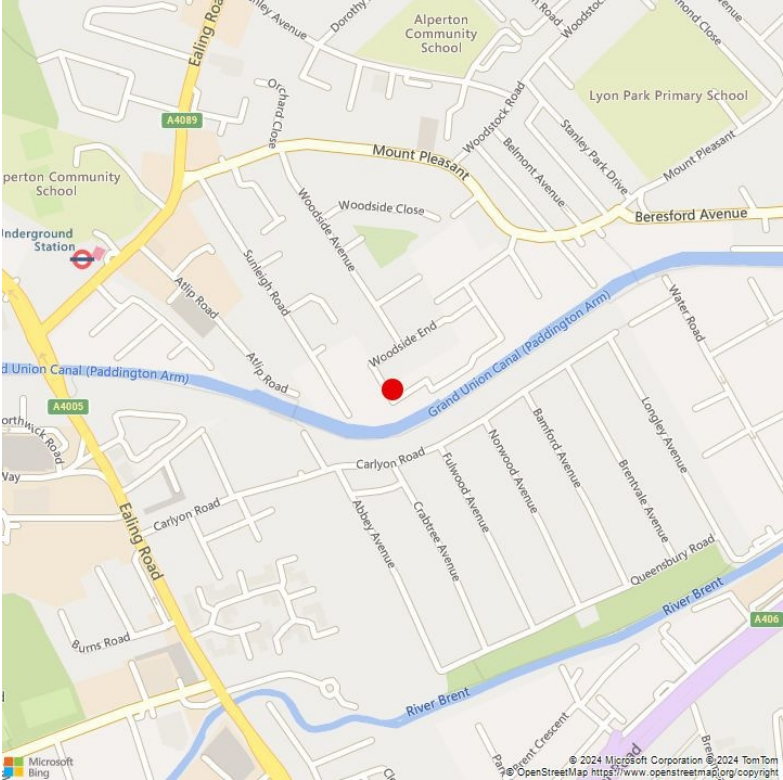
Unit 30, Abbey Industrial Estate, Mount Pleasant, Wembley HA0 1NR

Warehouse Unit Only - No Parking Included

Approx. 8,763 Sq Ft (814.08 Sq M) Plus Mezzanine 6,476 Sq Ft (601.6 Sq M)

**For Sale/
To Let**

Unit 30, Abbey Industrial Estate, Mount Pleasant, Wembley, Greater London, HA0 1NR



Description

The property comprises a self-contained unit within a larger complex. Unit 30 is a building with an eaves height of 5.3m, a roller shutter loading door, a small first floor office area, a large mezzanine floor suitable for goods storage and WCs at each end of the building. There is also a mezzanine storage area that can be removed.

Location

Situated within the Abbey Industrial Estate in Wembley

- M1 (Junction 1) 4.0 Miles
- A406 Hanger Lane 1.2 Miles
- M40 (J1a) 11.6 Miles
- Central London 8.0 Miles

Floor Area

GF Storage/Workshop	7,830 Sq Ft	727.41 Sq M
First Floor Offices	933 Sq Ft	86.68 Sq M
	8,763 Sq Ft	814.08 Sq M
Mezzanine Storage	6,476 Sq Ft	601.6 Sq M

PRICE/RENT

For Sale £950,000 or To Let for £75,000 per annum

Terms

The property is for sale freehold or a new lease is available for a term to be agreed subject to regular rent review to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

The current assessment for the whole building is £46,000, with rates payable of circa £22,954. However if it is split up then the assessment will need to be revised.

VAT

The Property is not elected for VAT and therefore is not payable on the price

Energy Performance Rating

Band D - 78

Viewings

Strictly by appointment via the joint agents
Aitchison Raffety - Ian Archer
01923 210733 -
ian.archer@argroup.co.uk or
Connor Harrington 01923 210733
connor.harrington@argroup.co.uk

AITCHISON
RAFFETY

www.argroup.co.uk



IMPORTANCE NOTICE
Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/ratable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.