

REDLANDS

WEMBLEY NW10

Fully refurbished warehouse

82,245 ft² (7,641m²) GIA (Approx. 132,500 ft² including canopy and mezzanine)
To Let - Available from January 2019 (following refurbishment)

THE LOCATION

Redlands, 3 Hannah Close, Wembley NW10 0UX

Redlands is situated off Great Central Way (B4557), within the established Wembley Industrial Area.

The property is located adjacent to the North Circular (A406) which provides good dual carriageway access to the M1, A40, M40, M4 and M25. Neasden Station (Jubilee Line) and Wembley Park Station (Metropolitan Line / Jubilee line) are within walking distance.



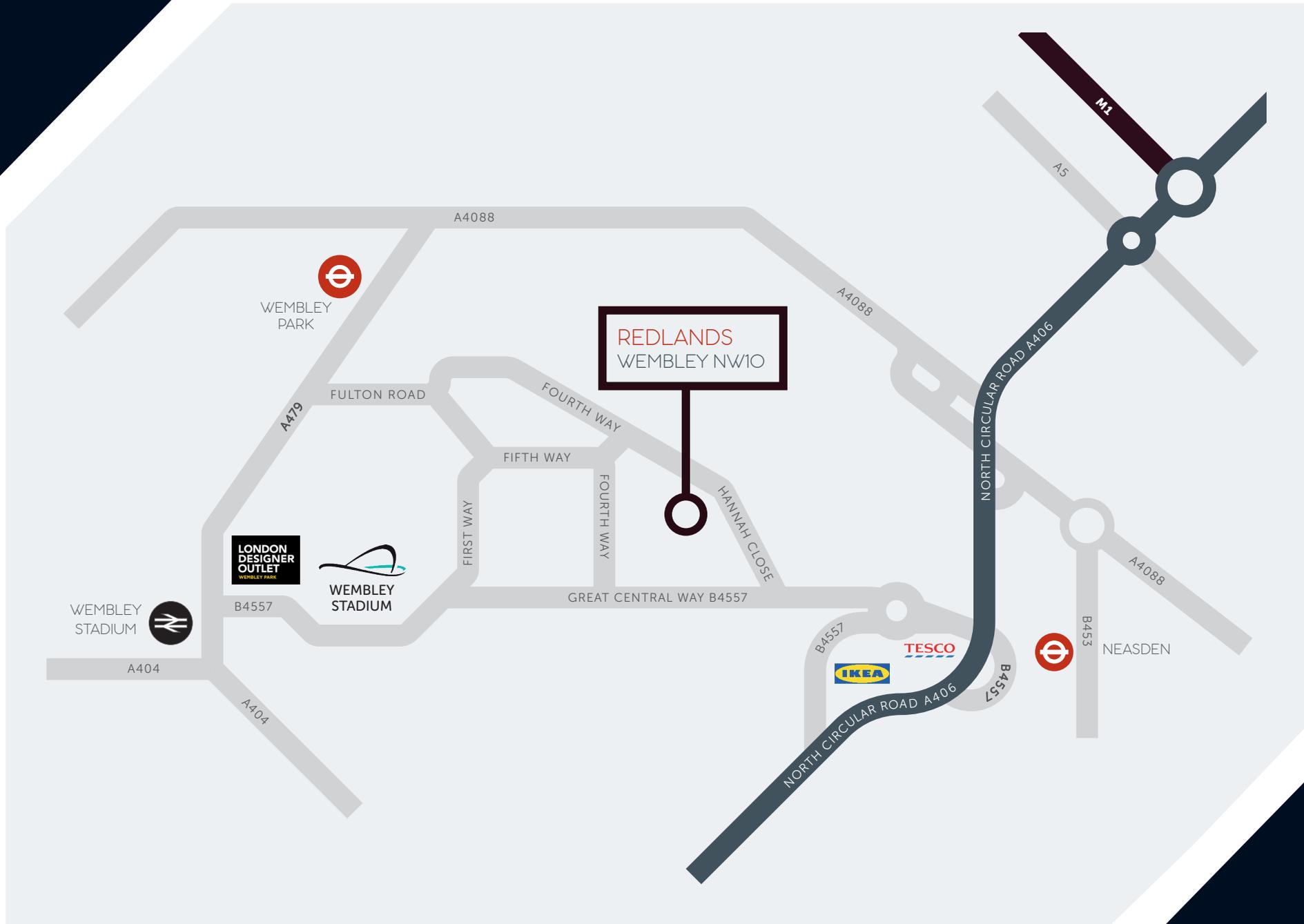
Walking Distance

Wembley Park station - 18 mins	
Neasden station - 25 min	
Wembley Stadium - 17 mins	



Distance by car

A406 - 3 min	
M1 Junction 1 - 6 min	
M25 Junction - 22 min	



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WEMBLEY
PARK



WEMBLEY
STADIUM



WEMBLEY
STADIUM



TESCO



NEASDEN

THE BUILDING

A fully refurbished, self-contained detached warehouse of portal frame construction situated on a 2.75 acre site with generous loading provisions.

- 📍 6.9m minimum eaves height
- 📍 35m yard depth
- 📍 Two level access electric roller shutter doors with the opportunity for an additional
- 📍 An approx. 45,000 sq ft mezzanine that can remain in situ or be removed
- 📍 Large, secure yard with canopy over loading area
- 📍 Kitchenettes, WCs and shower facilities
- 📍 6,042 sq ft (561m²) of offices over two floors with perimeter trunking and central heating
- 📍 Three phase power
- 📍 Lighting to warehouse
- 📍 Generous loading area
- 📍 Excellent logistic location
- 📍 Adjacent public transport links



Floor Areas	Sq Ft	SqM
Warehouse	76,203	7,080
Ground floor offices	3,152	293
First floor offices	2,890	268
Total	82,245	7,641

Loading canopy	5,183	482
Mezzanine	Approx 45,000	4,180



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A CAREY GROUP PROPERTY

