

# DC1, VICTORY PARK, EAST LANE, WEMBLEY, HA9 7PT



## MODERN HQ / DISTRIBUTION CENTRE TO LET

145,439 sq ft (13,511.8 sq m)

### Location

DC1 is prominently positioned within East Lane Business Park. Located a short distance from Wembley Stadium and within reach of the (A406) North Circular, M1 (Staples Corner), (A40) Western Avenue and the M40, M25 & M4 Motorways. Transport Links: North Wembley Tube Station (Bakerloo) Preston Rd Tube Station (Metropolitan), Buses – 245, 204, 223, 79.

### Description

A modern HQ storage and distribution facility of steel portal frame construction benefiting from a large external yard of circa 85,000 sq ft, situated within a securely fenced and gated site which extends to approximately 8 acres. Two storey modern ancillary offices are situated to the front of the site along with 86 designated car parking spaces.

### Accommodation (approx)

Unit 1	SQ FT	SQM
Warehouse	137,122	12,739.1
Offices	8,317	772.7
<b>Total</b>	<b>145,439</b>	<b>13,511.8</b>
Mezzanine	c. 97,000	9,011.5
Secure yard	c. 85,000	7,896.7

### Key Benefits

- ✓ Clear eaves height 12m
- ✓ Secure, self contained site c. 8 acres
- ✓ 86 Car parking spaces
- ✓ 12 Dock Level & 2 Level access loading doors
- ✓ Good quality mezzanine floors (c. 97,000 sq ft) – can be removed



Axis Two, Hurricane Way, Axis Park, Langley, Berkshire, SL3 8AG

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[www.altusgroup.com/property](http://www.altusgroup.com/property)

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## Rent

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On application

## Terms

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The premises are offered by way of a new FRI Lease.

## Rates

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The 2017 rateable value: £1,620,000 (source: voa.gov.uk)

For further information, interested parties are advised to contact the London Borough of Brent (020 8937 1525).

## Legal Costs

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All parties are responsible for their own legal costs

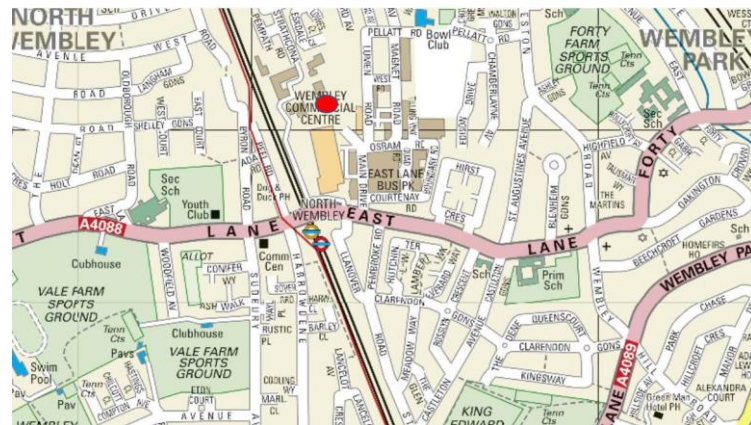
## EPC

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EPC Rating – B40

## Location Plans

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For further information contact:

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Oct 20

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