

## 274 ABBEYDALE ROAD, WEMBLEY, HA0 1TW



### INDUSTRIAL / WAREHOUSE UNIT TO LET

**22,810 sq ft (2,119.12 sq m)**

#### Location

Abbeydale Road is situated just off the A406 North Circular Road close to its junction with the A40 Western Avenue at Hanger Lane. The property benefits from quick access to the A406 North Circular which links to the A40 Western Avenue and the wider national motorway network (M1, M40 and M25).

The property is also within close proximity to Stonebridge Park Station (Bakerloo and Main Line), Hanger Lane Station (Central Line) and local bus routes. The famous Ace Café is also situated within walking distance.

#### Description

The property is a semi-detached building with offices at ground and 1st floor level.

#### ACCOMMODATION (approx.) GEA

	SQ FT	SQM
Ground Floor Warehouse	18,160	1,687.12
Ground Floor office	830	77.11
First Floor offices	3,820	354.89
<b>Total</b>	<b>22,810</b>	<b>2,119.12</b>

#### Key Benefits

- ✓ 4 Dock level loading doors
- ✓ Clear height of 6.6 m (rising to 8.73m at apex)
- ✓ Secure yard and parking
- ✓ Roof lights
- ✓ 3 Phase power



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

**01753 689 000**

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## Terms

New FRI lease on terms to be agreed

## Rates

Interested parties are advised to contact the London Borough of Brent business rates department for further information

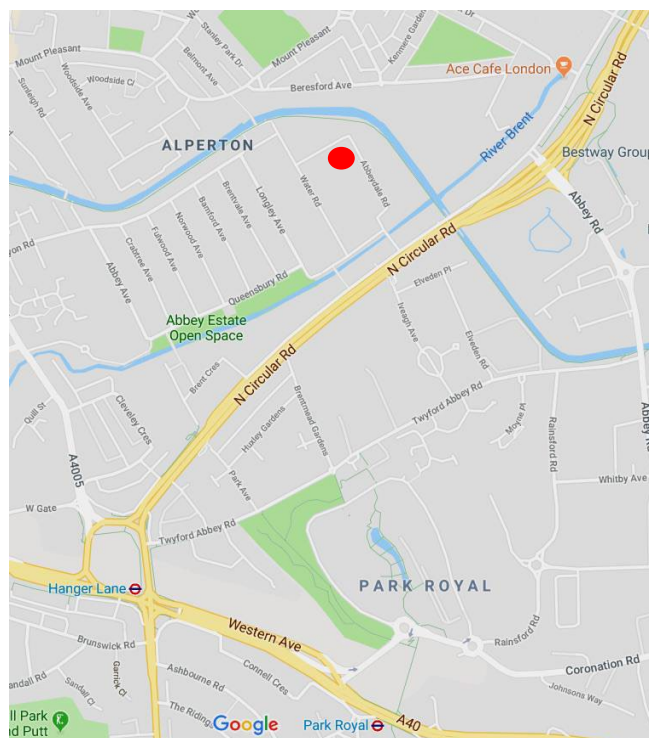
## EPC

Energy Performance Asset Rating is available on request.

## Legal Costs

Each party to bear their own legal costs.

## Location Plans



For further information contact:

**Alex Kington**  
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Dec 20

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