

Units 1-3
Capital Business Centre
Athlon Road
London
HAO 1YU



Industrial/Warehouse Unit - Short Term Lease Available.

TO LET 19,410 sq ft (1,804 m²)



Location

The property is prominently located on Athlon Road within the heart of the Alperton industrial area. The A40 Western Avenue and A406 North Circular Road are both within a short distance of the property, thus providing routes into Central London and the national motorway network (M1, M4, M40 & M25).

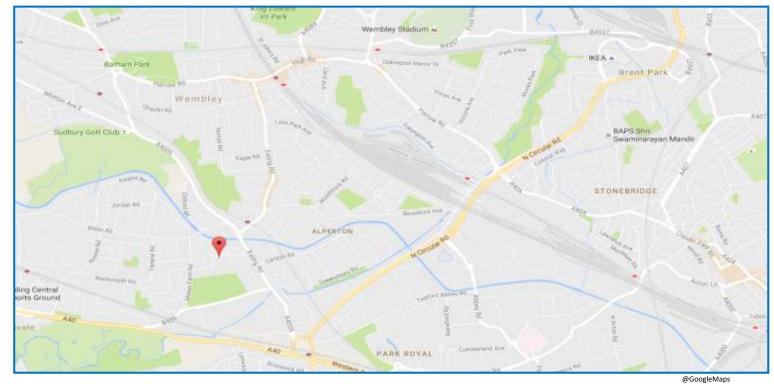
The property benefits from good transport links. Alperton London Underground Station (Piccadilly Line) is within a 10 minute walk of the property providing access into Central London and to Heathrow Terminals 1-5. There are also a number of local bus routes operating in the area most notably from the Sainsbury's superstore.

Rates

We understand the rateable value for all units to be £167,000. The rates payable for 2016/17 equate to £82,999 per annum. Interested parties are advised to make their own enquiries via the London Borough of Brent.

Legal Costs

Each party is to bear their own legal costs.



Description

The property comprises of good quality modern industrial/warehouse accommodation with integral ground and first floor office accommodation. The unit has the potential to be divided to provide 3 smaller units. Access between the properties is currently via internal roller shutter doors in the warehouse with a width and height of 3m. The property is of steel portal frame construction with part brick/block work walls and profile metal cladding. The warehouse area is accessed via 3 electric shutter doors, which open to a large yard area. The warehouse space benefits from:

- Roof lights
- Strip lighting
- Gas fire blow heaters
- 3 phase electricity
- Mezzanine floor
- Eaves height of 5.6 m rising to 7.5 m to the apex

Terms

A new full repairing and insuring lease is available for a term of **3 years with a break clause at the end of the 2nd year** subject to 6 month prior written notice. The quoting rent is **£13 per sq ft** plus VAT. Subject to Contract.

Floor Areas (approx) GIA

Sq ft	(m²)
5,124	476
690	64
4,187	389
3,331	310
636	59
1,902	177
8,492	789
1,137	106
6,415	<i>596</i>
19,410	1,804
12,504	1,162
	5,124 690 4,187 3,331 636 1,902 8,492 1,137 6,415

RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

Please see

http://www.commercialleasecodeew.co.uk

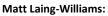
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Viewing

Viewings are available immediately strictly by appointment through sole agents:-

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