



**Units 1-3**  
**Capital Business Centre**  
**Athlon Road**  
**London**  
**HA0 1YU**



Industrial/Warehouse Unit - Short Term Lease Available.

**TO LET**

**19,410 sq ft (1,804 m<sup>2</sup>)**



## 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 2<sup>nd</sup> 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	(m <sup>2</sup> )
<b>Unit 1</b>		
Ground Floor- Warehouse	5,124	476
First Floor-Office	690	64
<b>*Mezzanine</b>	<b>4,187</b>	<b>389</b>
<b>Unit 2</b>		
Ground Floor- Warehouse	3,331	310
First Floor-Office	636	59
<b>*Mezzanine</b>	<b>1,902</b>	<b>177</b>
<b>Unit 3</b>		
Ground-Floor Warehouse	8,492	789
First Floor-Offices	1,137	106
<b>*Mezzanine</b>	<b>6,415</b>	<b>596</b>
<b>TOTAL</b>	<b>19,410</b>	<b>1,804</b>
<b>*Mezzanine</b>	<b>12,504</b>	<b>1,162</b>

## 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:-

David Theobald:

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