



AVAILABLE TO LET

1 Towers Business Park

1 Towers Business Park, Carey Way, Wembley, London HA9 0LQ

Prominent Modern Business Unit with Mezzanine and Secure Yard

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1 Towers Business Park is a modern steel portal frame warehouse / storage facility with open plan ground and mezzanine floors and dedicated first floor offices.

The first floor offices boast excellent natural light, carpets, suspended ceiling with recessed lighting, gas central heating and a kitchenette.

Access to the property is available by way of a pedestrian entrance and full height up and over loading door.

Externally the property benefits from a securely gated yard with parking for 6 cars, a covered loading canopy and a dedicated courtyard style garden.

The property could be used for a number of storage or light industrial purposes subject to the Landlords and planning consent.

Rent	£72,000 per annum
S/C Details	£275 plus VAT paid quarterly.
Est. rates payable	£19,350 per annum
Rateable value	£39,250
Building type	Industrial
Planning class	B1
Secondary classes	B8
Size	7,243 Sq ft
VAT charges	Plus VAT.
Lease details	A new Full Repairing and Insuring Lease to be contracted Outside the Landlord and Tenant Act 1954 for a term by arrangement.
EPC category	C

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/44933-1-towers-business-park-1-towers-business-park>



Prominent position close to Wembley Stadium

Gated front yard

Full height up and over loading door (W: 4m) x (H: 5.2m)

6 dedicated parking spaces

3 phase power and gas

3.2m clear eaves height to the underside of the mezzanine floor and 4 m above

Male and Female W/C's

Concrete floor

External courtyard garden

Mezzanine of 2,649 sqft



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Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Rates psf	Total pa	Status
1 Towers	Ground floor warehouse	3,565			Available
1 Towers	First floor offices	720			Available
1 Towers	Mezzanine floor	2,649			Available
1 Towers	Covered loading area	309	£62.62	£19,350.00	Available
Total		7,243		£19,350.00	

Location overview	1 Towers Business Park is situated at the entrance of a high profile site at the junction of Southway, Fourth Way and Great Central Way providing excellent access to the North Circular Road, Hanger Lane and the A40M. Junction 1 of the M1 Motorway, Brent Cross and Staples Corner are within a short drive.
Airports	London Heathrow 9.8m, London City 14.5m, London Luton 22.4m
National rail	Wembley Stadium 0.6m, Stonebridge Park 0.8m, Wembley Central 1.1m
Tube	Wembley Park 0.6m, Wembley Stadium 0.6m, Stonebridge Park 0.8m
Estimated rates	£19,350.00 per annum
Estimated service charge	£275 plus VAT paid quarterly.
Viewings	Strictly by appointment with Dutch and Dutch the sole agents.
Legal costs	Each party to bear their own legal costs.
VAT	Plus VAT.
Planning class	B1
Secondary planning class	B8
Lease summary	A new Full Repairing and Insuring Lease to be contracted Outside the Landlord and Tenant Act 1954 for a term by arrangement.

Notes:



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Quote reference: 1 Towers

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.