



AVAILABLE TO LET

First Way, Wembley, Greater London HA9 0JD

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Warehouse & Showroom To Let

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This industrial building is suitable for a variety of occupiers including workshops, storage and showrooms.

The ground floor warehouse is open plan and benefits from a concrete floor, concertina door and a WC.

The mezzanine floor can be accessed via a forklift to double up the for storage.

The remainder of the building is made up of open plan and modern partitioned offices. Other benefits include air conditioning, WC's and a kitchen.

Externally the property benefits from up to 6 parking spaces.

Available from 1st March 2020.

Rent	£100,000 per annum
Est. rates payable	£24,900 per annum
Building type	Industrial
Planning class	B8
Size	14,000 Sq ft
VAT charges	Plus VAT.
EPC certificate	Available on request

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/17493-first-way-wembley-greater-london-ha9-0jd-first-way>



Three phase power

Ground and mezzanine floors for storage

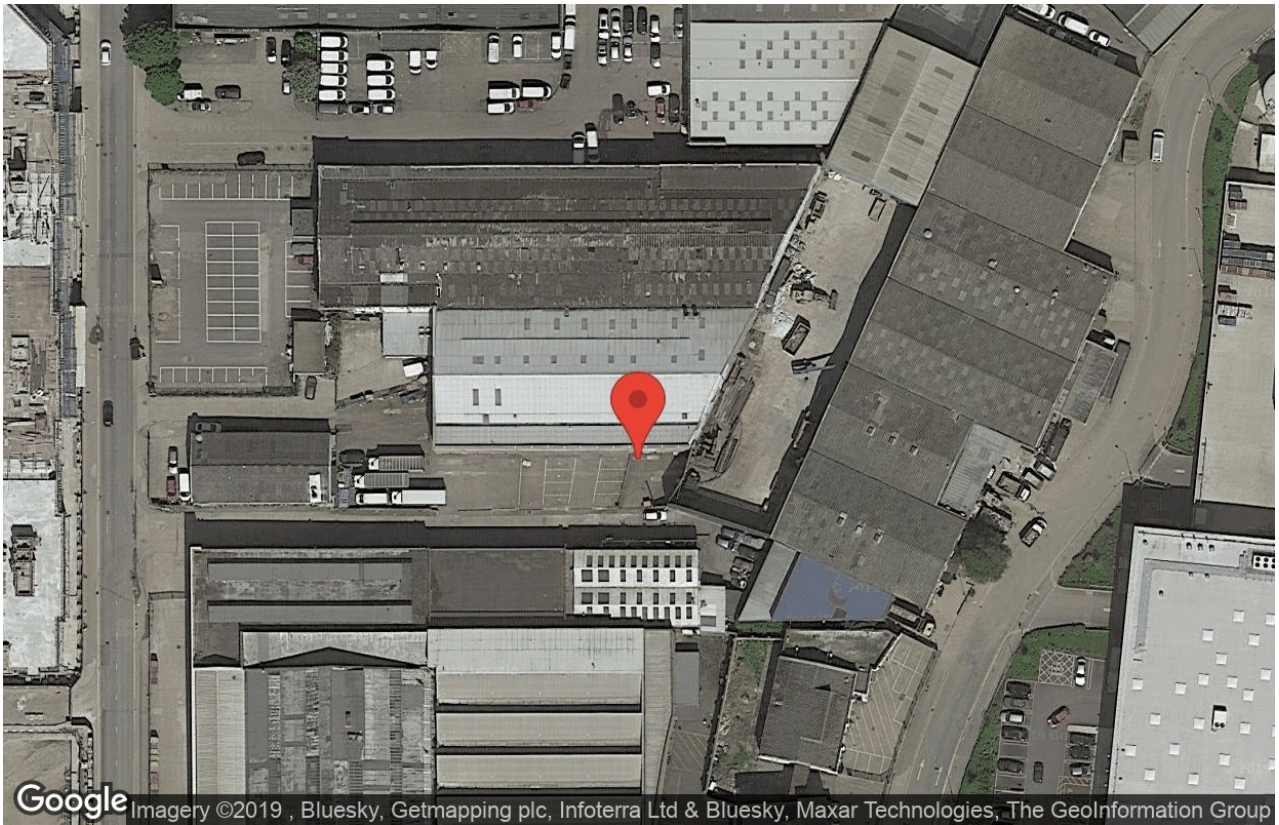
Parking for up to 6 cars

Open plan and partitioned offices

Available 1st March 2020



First Way, Wembley, Greater London HA9 0JD, First Way, Wembley HA9 0JD



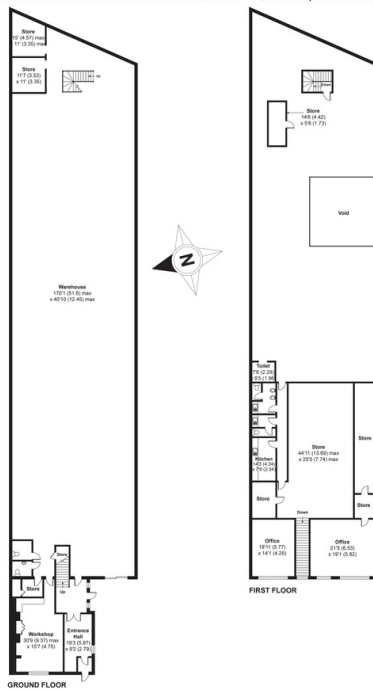
Data provided by Google

Units & availability

Floor	Size sq ft	Status
Ground	7,290	Available
Mezzanine	6,710	Available
Total	14,000	

Latif House, First Way Wembley, London, HA9 0JD

APPROX. GROSS INTERNAL FLOOR AREA 15063 SQ FT 1399.4 SQ METRES (EXCLUDES VOID)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Location overview

Located immediately opposite Wembley Stadium and within a short walking distance of all excellent transport and shopping facilities of Wembley Central, including the new Designer Outlet and Cinema Complex.

Airports

London Heathrow 9.8m, London City 14.6m, London Luton 22.3m

National rail

Wembley Stadium 0.5m, Stonebridge Park 0.9m, Wembley Central 1.0m

Tube

Wembley Park 0.5m, Wembley Stadium 0.5m, Stonebridge Park 0.9m

Estimated rates

£24,900.00 per annum

Legal costs

Each party to be responsible for their own legal costs incurred.

VAT

Plus VAT.

Planning class

B8

EPC

Available on request



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Quote reference: RENT-17493

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.