

INDUSTRIAL UNIT FOR SALE

UNIT 2, ABBEY INDUSTRIAL ESTATE, MOUNT PLEASANT, WEMBLEY HA0 1UD

01923 845 222
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KEY FEATURES

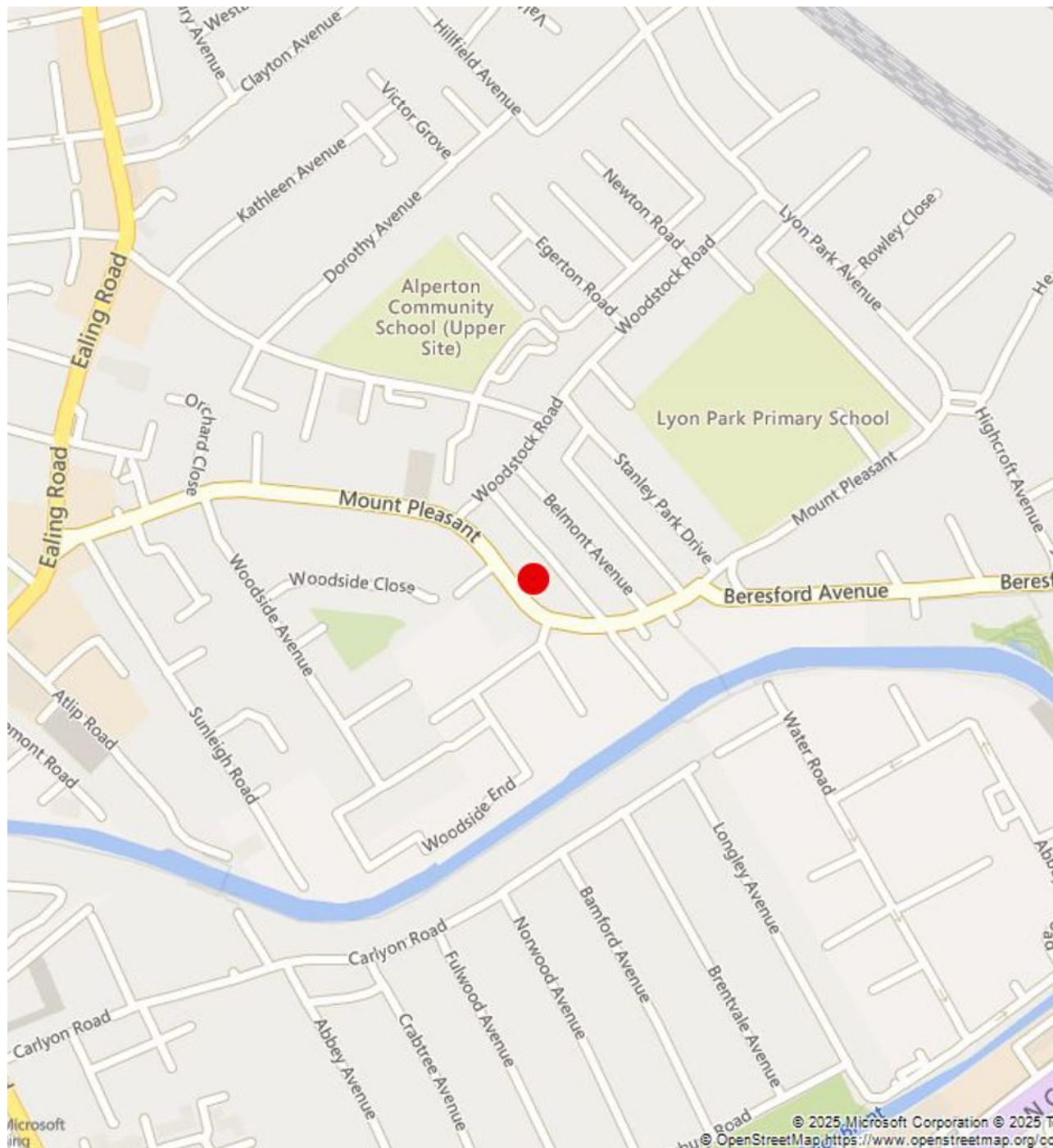
- 15,896 SQ FT UNIT TO LET
- GROUND FLOOR WAREHOUSE / INDUSTRIAL SPACE
- FIRST FLOOR OFFICES
- LOCATED WITHIN ABBEY MANUFACTURING ESTATE
- EXCELLENT ROAD ACCESS TO A406 AND A40
- CLOSE TO ALPERTON STATION

LOCATION

The property is prominently located on the Mount Pleasant frontage of the established Abbey Manufacturing Estate in Alperton, a popular and recognised industrial and commercial hub in North West London. It benefits from strong transport links, with easy access to the A406 North Circular Road, A40 Western Avenue and the wider motorway network, providing efficient connections across London and beyond.

Alperton Underground Station (Piccadilly Line) is within close proximity, offering convenient public transport access for staff and visitors.

The area is home to a mix of industrial, trade and commercial occupiers, making it an ideal location to run a business, attract customers, and benefit from an active commercial environment with excellent connectivity.







DESCRIPTION

Unit 2, Abbey Manufacturing Estate, Alperton comprises a substantial and versatile commercial property.

The ground floor offers a large industrial/warehouse space with excellent floor area, suitable for manufacturing, storage, distribution, trade counter or other use, benefiting from robust construction and good internal height.

The first floor provides a generous office suite with open-plan accommodation, perimeter windows allowing good natural light, suspended ceilings and scope for refurbishment or reconfiguration to suit occupier requirements.

The mezzanine floor could be removed if not required.

The property presents an excellent opportunity for an owner-occupier or investor to acquire or let a flexible building capable of supporting a wide range of commercial uses.

ACCOMMODATION	SQ FT	SQ M	
GROUND FLOOR	12,374	1,149.54	
1ST FLOOR OFFICE	1,572	146.04	
MEZZANINE	1,950	181.16	
TOTAL	15,896	1,476.74	

EPC

Energy Performance information is available on request.

PRICE

£1,900,000 Guide price

TERMS

For sale freehold with vacant possession.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £85,500

Rates Payable: £41,040 (2026/2027)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

VIEWING

Strictly by appointment through VDBM.
 andrei.amaricai@vdbm.co.uk 07498 346606
 toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



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