

Units 1-3  
Capital Business  
Centre  
Athlon Rd  
London  
HA0 1YU



Warehouse / Storage Facility with Yard

**FOR SALE – with full vacant possession**

19,410 sq ft (1,804 m<sup>2</sup>) \*on a site of approximately 1.09 acres\*

 Grant Mills Wood  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
020 7629 8501



## 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. A number of local bus routes operating in the area most notably from the Sainsbury's superstore.

## Description

The premises comprise good quality modern industrial/warehouse accommodation accessed via 3 full height electric loading doors and a large dedicated yard area, ideal for parking, loading/unloading and open storage. Ancillary office accommodation is situated to the first floor level and does not restrict the overall warehouse height. The property is constructed of a steel portal frame structure with part brick/block work walls and profile metal cladding.



## Amenities

- Large yard to frontage
- Minimum eaves height of 5.6m rising to 6.5m at roof apex
- 3 full height electric loading doors
- 3 phase power & gas
- Fluorescent strip lighting
- Fitted offices
- Close proximity to the A40

## Tenure / Price

Offers are invited in excess of **£7million** are invited for the Freehold interest. All prices are subject to VAT

*(Leasehold offers for a term certain of 10 years will be consider at a rent of £20 per sq ft exclusive).*

## Floor Areas (Gross Internal Area)

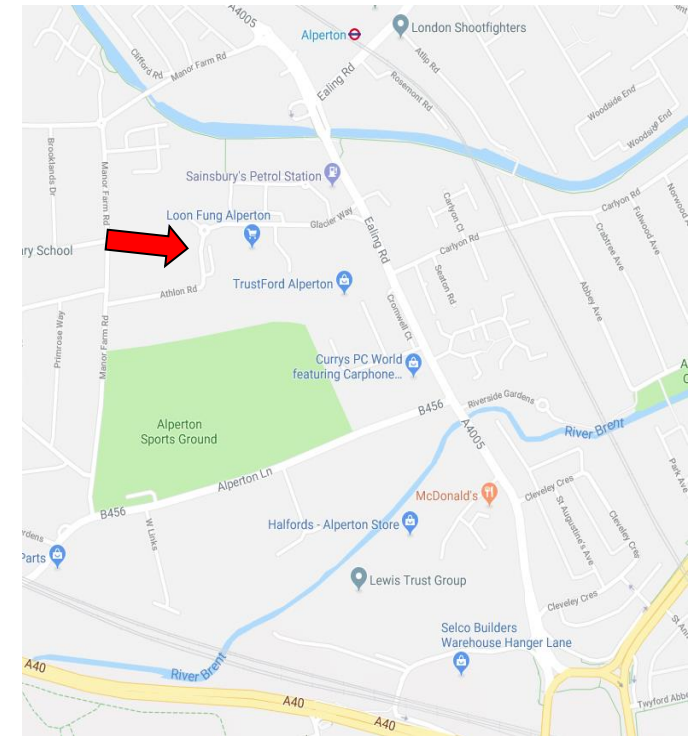
Area	Sq ft	(m <sup>2</sup> )
Warehouse	16,947	1,575
Office	2,463	229
<b>TOTAL</b>	<b>19,410</b>	<b>1,804</b>

## Rates

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.



@GoogleMaps

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## Viewing

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

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