

**145,439 SQ FT**  
**(13,511.8 SQ M)**


## TO BE REFURBISHED - AVAILABLE MAY 2020

### SPECIFICATION

- Minimum clear height of 12m, with 14.7m to ridge
- 12 dock level & 2 level access loading doors
- Modern 2 storey offices
- Secure, self-contained site of approx. 8 acres
- Secure yard of approx. 85,000 sq ft, with max yard depth of 55m
- Two storey modern office accommodation
- Available with mezzanines totalling 242,827 sq ft (22,559 sq m) if required
- Secure parking for 86 cars

### DESCRIPTION

The building comprises a modern warehouse of steel portal frame construction, benefitting from 12m minimum clear height, 2 level access and 12 dock level loading doors.

Externally the property occupies a secure-self-contained site of approximately 8 acres, within which there is a secure yard of approx. 85,000 sq ft and secure parking area for 86 cars.

	SQ M*	SQ FT*
<b>Warehouse</b>	12,739.1	137,122
<b>Office</b>	772.7	8,317
<b>TOTAL</b>	<b>13,511.8</b>	<b>145,439</b>

\*All areas are measured on an approximate Gross External Basis

For more information, please contact:

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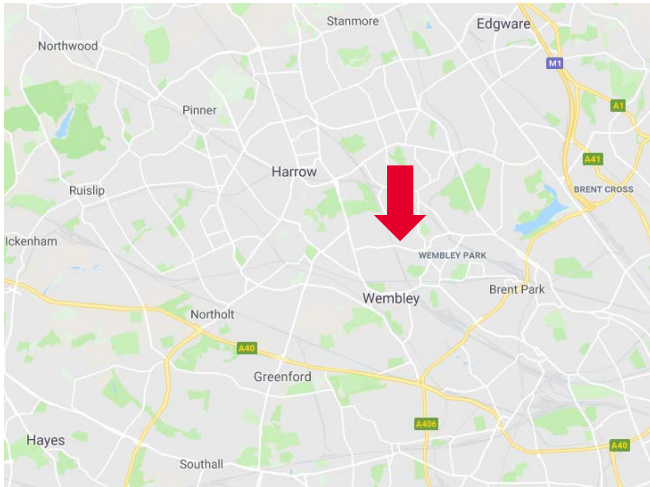
### LOCATION

The property is located on the established East Lane Business Park in Wembley, immediately north of North Wembley station (Bakerloo and Overground Lines).

Access to the Property is from East Lane (A408), which provides easy access to the national motorway network, via the A40 at Hanger Lane and Junction 1 of the M1.

Driving distances	Miles
North Wembley Station	0.1
Wembley Central	1.2
Wembley Stadium	1.4
A40 / Hanger Lane	3.1
M1, Junction 1	3.8
Heathrow International Airport	11
M25, Junction 16	11.7
Central London	12

Source: Google Maps



### TERMS

The premises are offered by way of a new FRI lease subject to agreement of terms with the Landlord.

### VIEWINGS

Strictly by prior appointment

### EPC

B - 40

### RATEABLE VALUE

The Rateable value assigned to the premises by the VOA, with effect from 01 April 2017, is £1,620,000 PA.