



452 SUNLEIGH ROAD

Alperton, Wembley, HA0 4NF

A detached warehouse/industrial building located on a popular estate and set directly next to The Grand Union Canal.

4,769 SQ FT

FOREST
REAL ESTATE

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Summary

Available Size	4,769 sq ft
Price	£1,100,000
Business Rates	Upon Enquiry
Service Charge	N/A
EPC Rating	E (113)

Description

A detached warehouse/industrial building located on a popular estate and set directly next to The Grand Union Canal.

The ground floor warehouse has been subdivided by partition to create two workshops with their own loading doors. One of which has been let until October 2024 at a rent of £12,000 per annum exclusive. The remainder of the building is being sold with vacant possession.

Benefits include; concrete floor, eaves height 19ft, kitchen and WC's. The main loading door has a height of 12ft and width of 10ft.

The first floor consists of two partitioned offices that benefit from electric heating, double glazed windows and two WC's.

The property will be of interest to both investors and owner occupiers.

Location

Alperton is a popular suburb located 1.5 miles south west of Wembley stadium and less one mile of Hanger Lane.

452 Sunleigh Road sits at the end of a small industrial estate located directly next to Grand Union Canal.

The property benefits from being 500 metres from Alperton Underground station (Piccadilly Line). Alperton has benefited from significant recent residential developments adjacent to the Grand Union Canal.

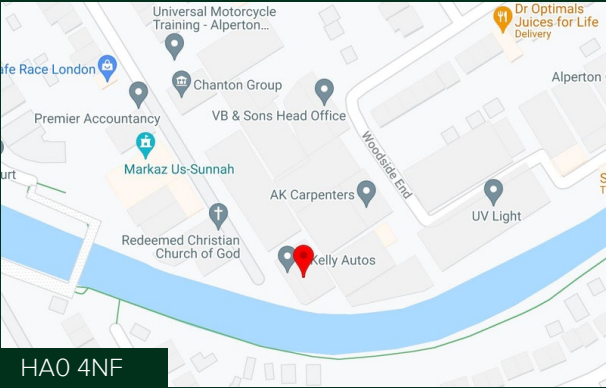
VAT

No VAT.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	3,969	368.73	Available
1st	800	74.32	Available
Total	4,769	443.05	



Viewing & Further Information

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