

**SAMSTAR MARKETING LTD, 570 - 572 HIGH ROAD, WEMBLEY ,HA0 2AA****DESCRIPTION:**

We are pleased to market this newly built commercial retail unit with A1 / A2 use of 1,234 Sq Ft / 114 Sq M arranged on the ground floor with storage and wc facilities on lower ground floor, situated within the new development of luxury flats and office in the heart of High Road Wembley and the prime shopping precinct.

The retail unit would suit a variety of occupiers and is available on new FRI lease for terms to be agreed.

LOCATION:

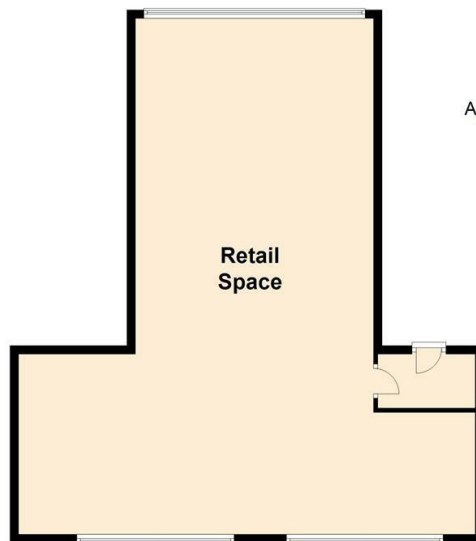
The property is situated on the north side of High Road (A404), to the west of its junction with Ealing Road and Lancelot Road. An extensive range of shops, bars and restaurants are available along High Road itself, within easy reach to the Wembley Central National Rail, London Overground stations and Underground (Bakerloo Line). Wembley Stadium together with London Designer Outlet is less than a mile to the north-east. The North Circular Road (A406) is easily accessible to the east and provides access to both the A40 and M1.



570-572 High Road, Wembley, HA0 2AA

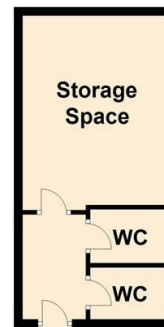
Ground Floor

Approx. 90.2 sq. metres (970.6 sq. feet)



Lower Ground Floor

Approx. 24.5 sq. metres (264.2 sq. feet)



Total area: approx. 114.7 sq. metres (1234.8 sq. feet)

For illustration purposes only - not to scale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	56
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

