

Queensbury Road, Wembley HA0 £1,500,000 Subject to contract

Also Available to rent for £125,000 per annum exclusive

A well-positioned lock-up warehouse of circa 5,000 sq ft with forecourt parking, mezzanine offices, and front loading.

Ideally located with easy access to the North Circular Road and M1 Motorway this versatile unit offers a large open-plan space, plus the option of extending to the front aspect, STPP.

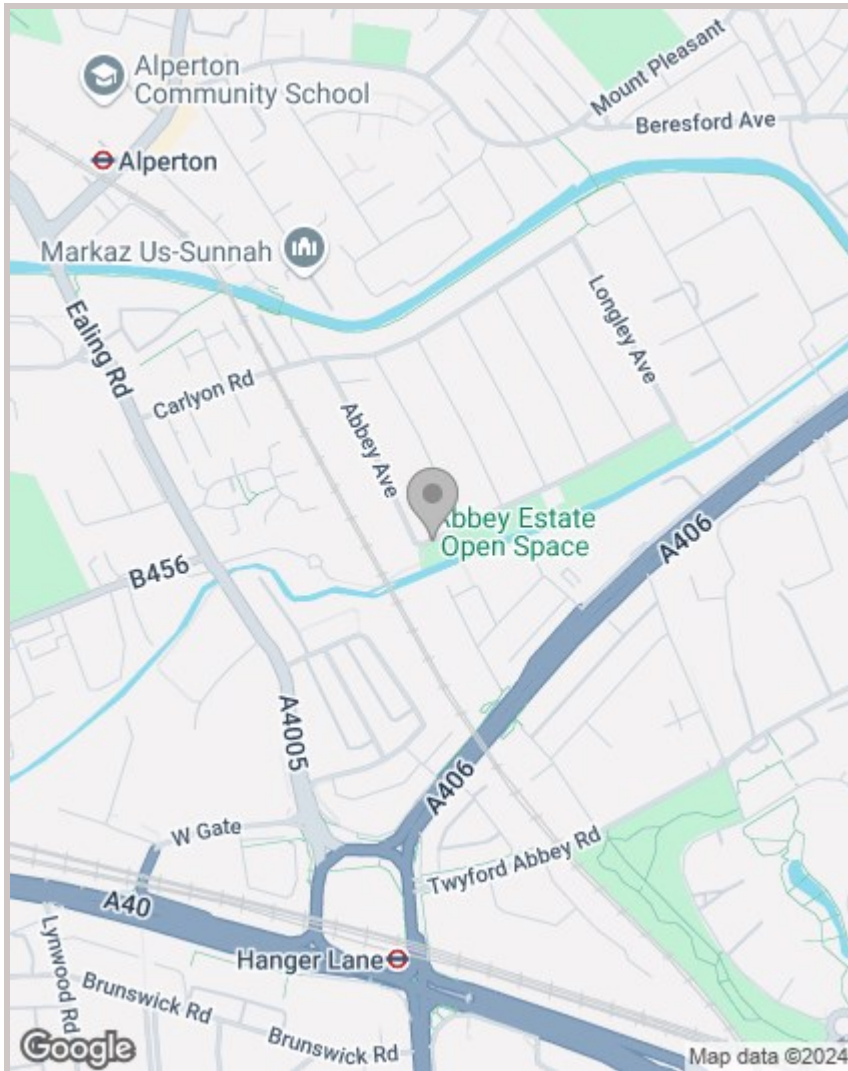
Property Overview

Ideal location with superb Infrastructure this warehouse unit is located within a popular Industrial Estate.

Rental Available under £30 psf

For Sale at £1,500,000 at ERV offers 12% Return

- Popular Location
- Easy Access out of London
- Large open Space
- Front Forecourt and loading
- Mezzanine Office
- No Chain
- Freehold



Energy Efficiency Rating

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

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

