

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

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

A well-positioned lock 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.

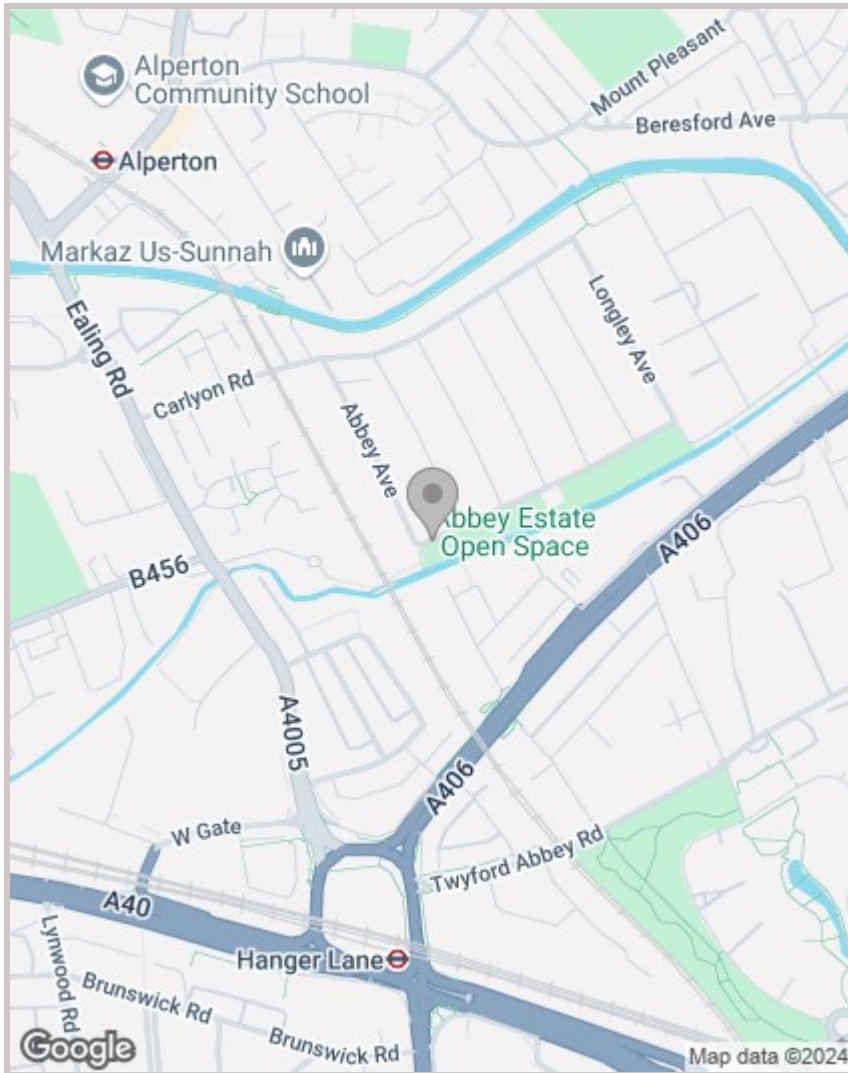
## Property Overview

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

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