

UNITS 1 - 3

CAPITAL BUSINESS CENTRE

Athlon Road, Alperton, London HA0 1YU

19,410 sq ft (1,804 sq m)

on site area of approx **1.09 acres**

FOR SALE

Offered with full vacant possession



Warehouse / Storage Facility with Yard

TELSAR.COM

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LOCATION

Prominently located on Athlon Road within the heart of the Alperton industrial area. The A40 Western Avenue and A406 North Circular Road are both within a short distance of the property, thus providing routes into Central London and the national motorway network (M1, M4, M40 & M25).

The property also benefits from good public transport links. Alperton (Piccadilly Line) & Hanger Lane (Central Line) London Underground Stations are both within a 10 minute walk of the property providing access into Central London and to Heathrow Terminals 1-5. A number of local bus routes also operate in the area, most notably from the Sainsbury's superstore.

DESCRIPTION

The premises comprise good quality modern industrial/warehouse accommodation accessed via 3 full height electric loading doors and a large dedicated yard area, ideal for parking, loading/unloading and open storage. Ancillary office accommodation is situated to the first floor level and does not restrict the overall warehouse height. The property is constructed of a steel portal frame structure with part brick/block work walls and profile metal cladding.

AMENITIES

- Large yard to frontage
- Minimum eaves height of 5.6m rising to 6.5m at roof apex
- 3 full height electric loading doors
- 3 phase power & gas
- Fluorescent strip lighting
- Fitted offices
- Ample car parking
- Close proximity to the A40

PLANNING

B8 Storage & Distribution Use. Other uses incorporating B8 use may be possible subject to the necessary planning consents.

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	16,947	1,575
Offices	2,463	229
TOTAL	19,410	1,804
Approx Site Area	1.09 acres (0.44 hectares)	

All measurements are based on an approximate gross internal area

TENURE

Freehold

(Leasehold offers for a term of 10 years certain will be considered at a rate of £20 per sq ft exclusive)

PRICE

Offers invited in excess of £7m

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the London Borough of Brent to obtain the accurate cost. (020 8937 1234)

VIEWING

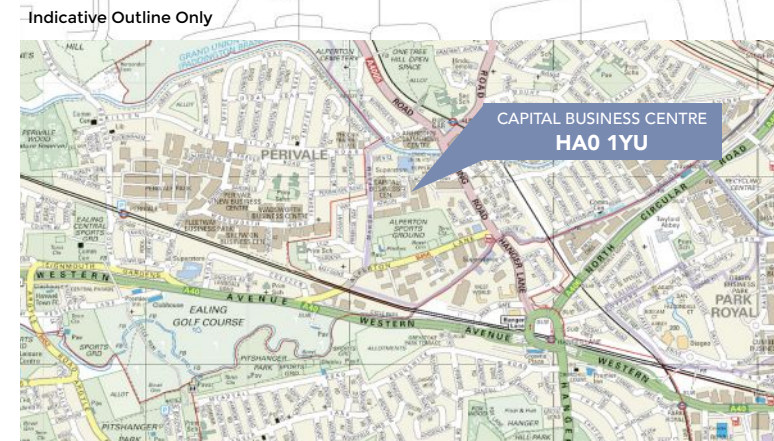
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