

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**

TO LET

SHORT-TERM



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

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 a approximate gross internal area

TENURE

Available on a short-term leasehold basis for a term of 12 months only.

RENT

£10 per sq ft exe

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).

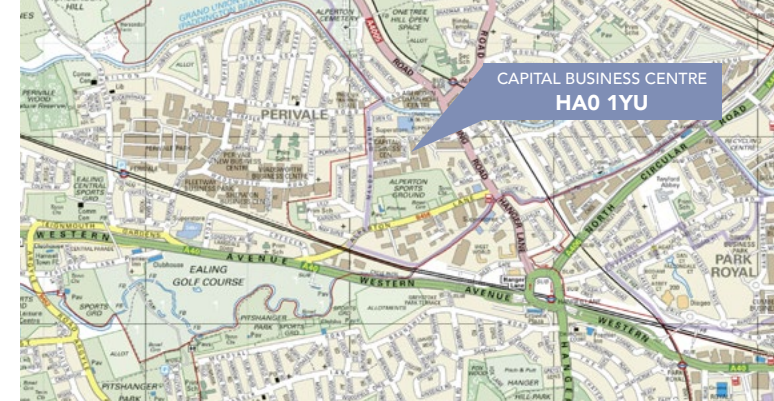
VIEWING

By appointments via sole agents.



Dipesh Patel
07906 696666
dp@telsar.com

Bal Panesar
07956 212020
bp@telsar.com



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