



TO LET

Prominent Modern Warehouse / Storage Facility

7,991 SQ FT (742.39 SQ M)

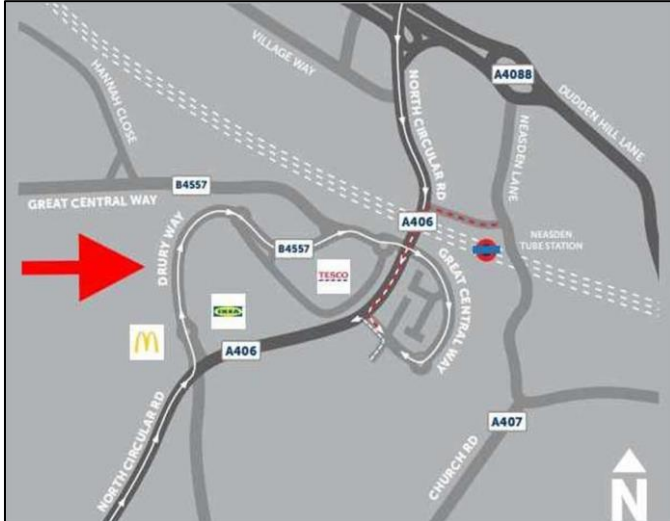
Unit 2, Drury Way Industrial Estate, Laxcon Close, Wembley, NW10 0TG

- Prominently Located
- 6m Clear Eaves Height
- Securely Gated Site
- Dedicated Loading & Parking



LOCATION

The property is prominently located fronting the junction at Laxcon Close and Drury Way providing direct access into Wembley Stadium Industrial Estate. The location provides a direct route to the A406 North Circular which serves Staples Corner and the M1 Motorway to the North and Hanger Lane, A40 Western Avenue, M40, M25 and the wider motorway network to the South. Wembley Park (Jubilee & Metropolitan lines) & Neasden (Jubilee line) underground stations are located in close proximity and the area is well serviced by efficient bus routes.



SAT NAV REF: **NW10 0TG**

DESCRIPTION

Unit 2 comprises a modern steel portal frame warehouse/storage facility prominently located with a securely gated compound shared by only two occupiers. The property boasts a clear open plan layout on the ground floor with an impressive eaves height. An additional part first floor mezzanine level has been constructed to the rear of the warehouse to create extra storage. Further purpose built ancillary office/showroom accommodation is provided to the ground and first floor levels. Primarily the unit is of profile metal sheet cladding over brick and blockwork construction to a pitched roof. Access to the warehouse is via a full height loading door serviced by a dedicated loading bay. Allocated vehicle parking is available to front of the property.

AMENITIES

- To be fully refurbished
- Securely gated compound
- Minimum eaves height of 6m rising to 6.95m at the roof apex
- Ground floor open plan layout
- Full height electric loading door (w:3.27m x h:5.44m)
- Dedicated loading bay
- Allocated parking spaces
- Male & female WCs
- Kitchenette
- 3 phase power & gas
- Fully fitted ground and first floor offices
- Extra mezzanine storage (no cost)

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	5,331	495.27
GF Office/Showroom	1,330	123.56
First Floor Offices	1,330	123.56
Total (GIA)	7,991	742.39
Mezzanine Floor	1,787	166.07

All measurements are based on an approximate gross internal area

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

PRICING

Rent per Annum

£112,000

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the London Borough of Brent to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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