



TO LET

WAREHOUSE / INDUSTRIAL UNIT

7,978 SQ FT (741.18 SQ M)

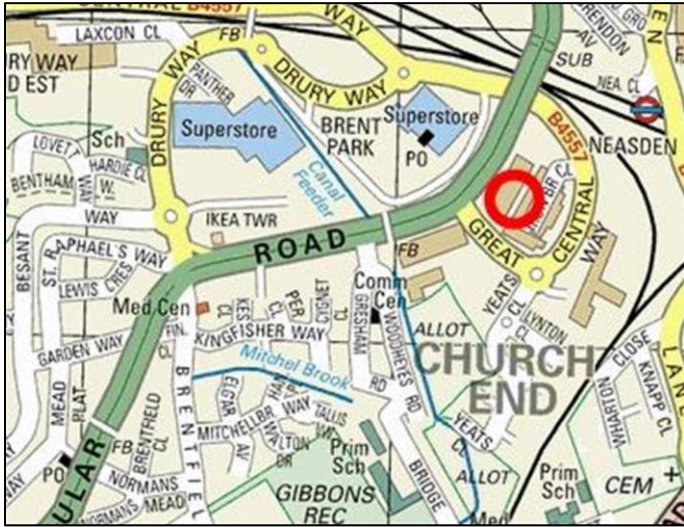
**Unit 14 Ironbridge Business Park,
Ironbridge Close, Wembley, London
NW10 0UF**

- Modern Warehouse Facility
- Mezzanine with Conveyor System
- Walking Distance from Neasden Tube Station (Jubilee Line)
- Ample Car Parking or Open Storage Area



LOCATION

The property is located opposite IKEA and Tesco Superstore just off the North Circular Road (A406) within a few minutes' walk of Neasden underground station (Jubilee Line). When approaching from Hanger Lane, take the McDonald's/Ikea exit off the A406 and follow the ring road to Great Central Way. The North Circular Road (A406) provides excellent access to the M1, M25, M40 and M4 motorways.



SAT NAV REF: **NW10 0UF**

DESCRIPTION

The property comprises a modern end of terrace warehouse facility which benefits from a ground floor open plan layout with a mezzanine level added to create extra storage which is serviced by a dedicated conveyor system. Access is provided via an electric loading door. Externally, along with a loading bay there is a yard area providing ample parking.

AMENITIES

- Minimum eaves height 3.27m under mezzanine floor
- Electric loading door w:3.5m x h:2.45m
- Secondary electric loading door w:2.18m x h:2.5m
- Loading bay
- Concrete floor
- Suspended ceiling with recessed lighting
- Sound insulated roof panels
- Security bars and grills to windows & doors
- 3 phase power
- WC
- Kitchenette
- Ample parking
- Conveyor system*
- Security alarm*
- Fire alarm*

* Not tested

ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Warehouse	3,804	353.40
First Floor Office	987	91.70
First Floor Mezzanine Storage	3187	296.08
TOTAL (GIA)	7978	741.18

All measurements are based on an approximate gross internal area

TENURE

Leasehold

PRICING

Rent per Annum

£67,000

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)

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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