



## ■ Key features

- Well situated for public transport and road access.
- Flexible terms available.
- Office content.
- Good parking.

## ■ Accommodation

Warehouse	11,148 Sq. ft	1,035 Sq. m
Retail Unit	6,764 Sq. ft	628.37 Sq. m
Total	17,912 Sq. ft	1,664 Sq. m

This floor area is approximate and has been calculated on a gross external basis.

## ■ Description

The property is a purpose built warehouse, constructed of a two bay steel portal frame and was previously occupied as a cash and carry (wholesale). The unit has been sub-divided, with warehouse space retained and retail space provided, previously used for the wholesale of food.

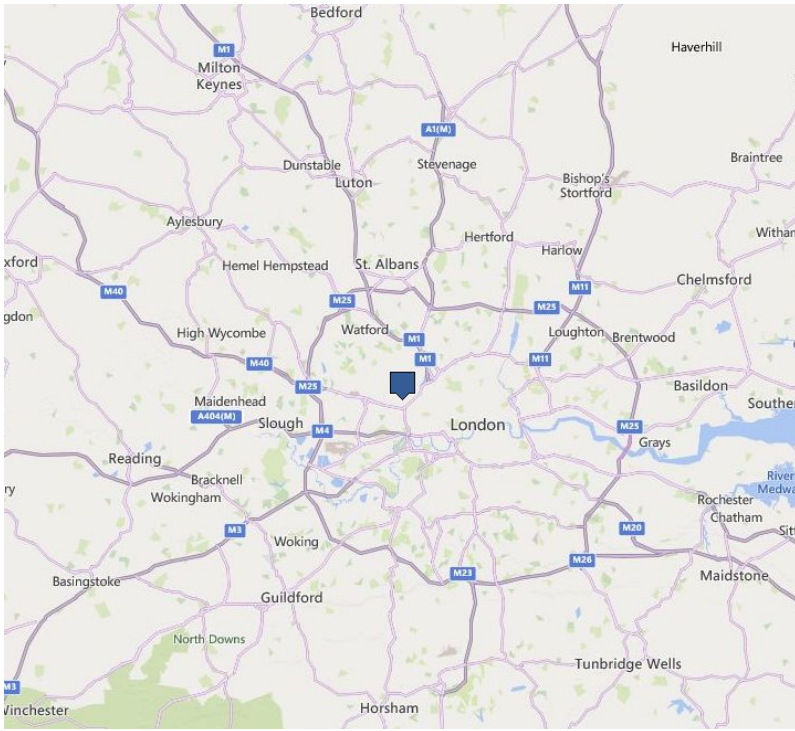
The premises has circa 33 spaces in the front forecourt.

**VIEWINGS - Strictly by appointment**

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## Location

The property is a large industrial unit, located on the west side of Alperton within close proximity to Alperton underground station. The A406 (North Circular) and A40 are less than one mile away and provides good access to the wider motorway network.

The property is located in a mixed used area, comprising of several residential and commercial developments, notably The Atlip Shopping Centre which is opposite the property.

## Tenure

The building is being offered on a new lease for a flexible term by negotiation until December 2021.

## Rent

Upon application.

## EPC

Rating - C-64. A copy of the Energy Performance Certificate is available upon request.

## Rates

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority Brent Council 020 8937 1234.