

FOR SALE - INDUSTRIAL/OTHER

UNIT 26 ABBEY INDUSTRIAL ESTATE, WOODSIDE PLACE, WEMBLEY HA0 1UW

01923 845 222
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KEY FEATURES

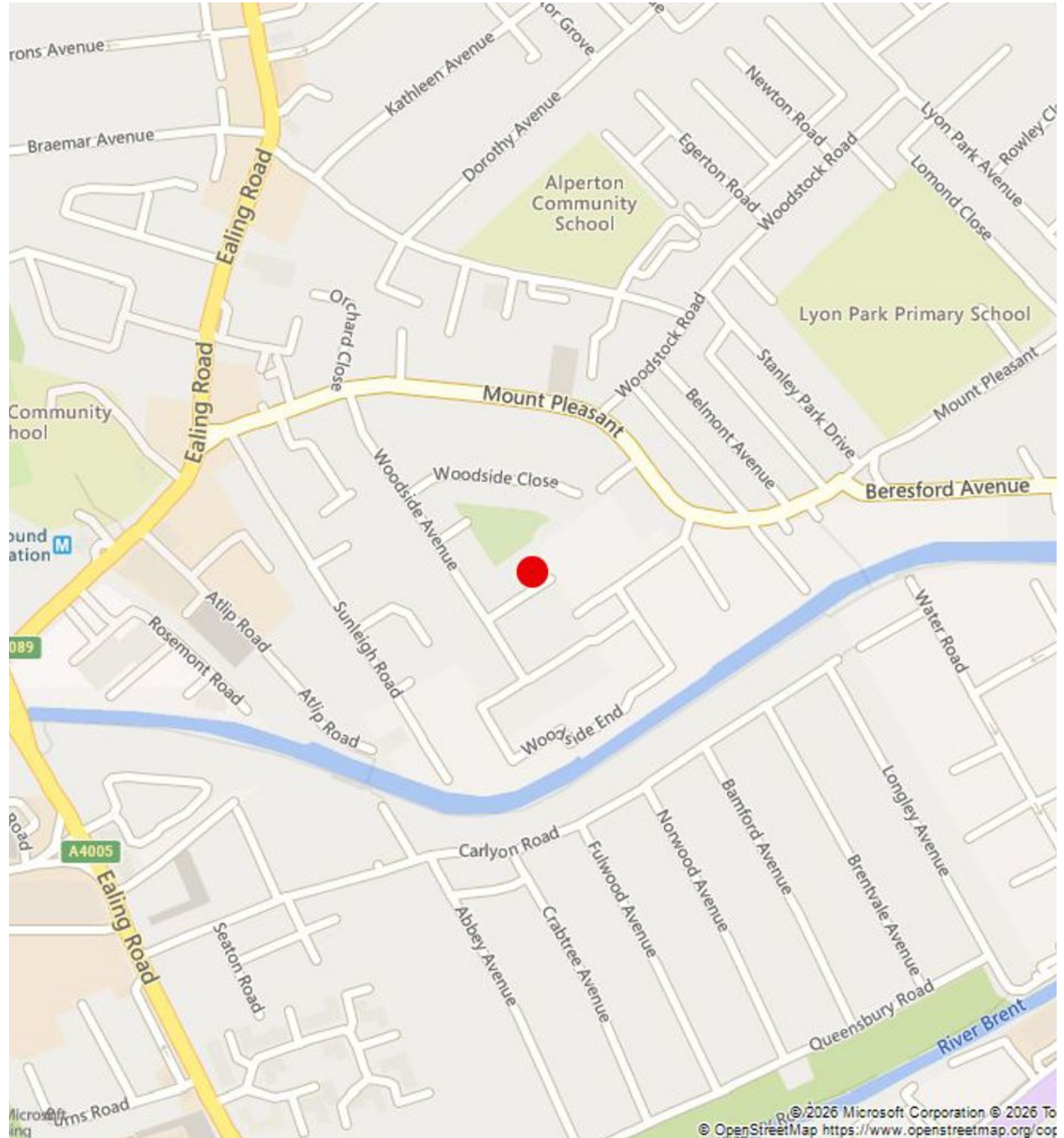
- 7,449 Sq Ft (692 Sq M)
- FREEHOLD SALE
- FORMER MOTOR TRADE UNIT FOR SALE
- FIRST FLOOR OFFICES
- CLOSE TO A40 AND HANGER LANE
- ROLLER SHUTTER ACCESS

LOCATION

The property is prominently located on the Mount Pleasant frontage of the established Abbey Manufacturing Estate in Alperton, a popular and recognised industrial and commercial hub in North West London. It benefits from strong transport links, with easy access to the A406 North Circular Road, A40 Western Avenue and the wider motorway network, providing efficient connections across London and beyond.

Alperton Underground Station (Piccadilly Line) is within close proximity, offering convenient public transport access for staff and visitors.

The area is home to a mix of industrial, trade and commercial occupiers, making it an ideal location to run a business, attract customers, and benefit from an active commercial environment with excellent connectivity.







DESCRIPTION

Unit 26, Abbey Industrial Estate, Alperton comprises a substantial and versatile self-contained industrial property, providing a combination of workshop/warehouse and office accommodation.

The ground floor provides a large workshop/warehouse area benefiting from excellent natural light and an eaves height of approximately 12 ft, creating a practical and flexible space suitable for motor trade, workshop, storage, distribution or other industrial uses.

The first floor provides office accommodation with good potential for refurbishment and reconfiguration to suit an occupier's individual requirements.

Extending to approximately 7,449 sq ft (692 sq m) overall, the property presents an excellent opportunity for an owner-occupier or investor to acquire a flexible freehold industrial building in an established North West London commercial location, with convenient access to the A406 North Circular Road, A40 Western.

ACCOMMODATION	SQ FT	SQ M	ANNUAL RENT
LOW HEIGHT AREA	366	34	
GROUND FLOOR	5,026	466.92	
FIRST FLOOR	2,057	191.1	

EPC

An energy performance certificate (EPC) is available upon request.

PRICE

£1,150,000 Guide price

TERMS

For sale freehold with vacant possession.

VIEWING

Strictly by appointment through VDBM.
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VDBM

Chartered Surveyors



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