

# UNIT 1-3, CAPITAL BUSINESS CENTRE ALPERTON WEMBLEY HA0 1YU



SHORT TERM LEASE ONLY



## Warehouse / Storage Facility with Large Yard

**INDUSTRIAL**

**TO LET**

**19,410 SQ FT**

**(1,803.25 SQ M)**

- 5.6m minimum eaves height
- Large front yard area, now fenced and secure
- 3 x full height electric loading doors
- 3 phase power
- Fitted ancillary offices
- Fluorescent strip lighting
- Up to 19,410 sq ft, can split

# UNIT 1-3, CAPITAL BUSINESS CENTRE, ALPERTON, WEMBLEY, HA0 1YU

## OVERVIEW

Available Size	19,410 sq ft
Rent	Rent on Application
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## DESCRIPTION

SHORT TERM LEASE ONLY. The unit consists of a modern industrial warehouse with ancillary office accommodation situated on the first floor. The property benefits from three full height electric loading doors and a large dedicated yard area. The property is of steel portal frame construction with part brick/block work walls, part profile cladding.

## LOCATION

The premises are situated in a prominent position on Athlon Road within an established industrial location. The Western Avenue (A40) and North Circular Road (A406) are in close proximity to the property, providing routes into Central London and the national motorway network (M1, M4, M40 & M25).

The property is within a 10 minute walk of Alperton London Underground Station (Piccadilly Line) providing access into Central London and to Heathrow Terminals 1-5. A number of local bus routes are also in operation nearby.

The unit is adjacent to a Metropolitan Police deployment base centre.

## ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Warehouse	16,947	1,574.43
1st - Office	2,463	228.82
Total	19,410	1,803.25



## VIEWING & FURTHER INFORMATION

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