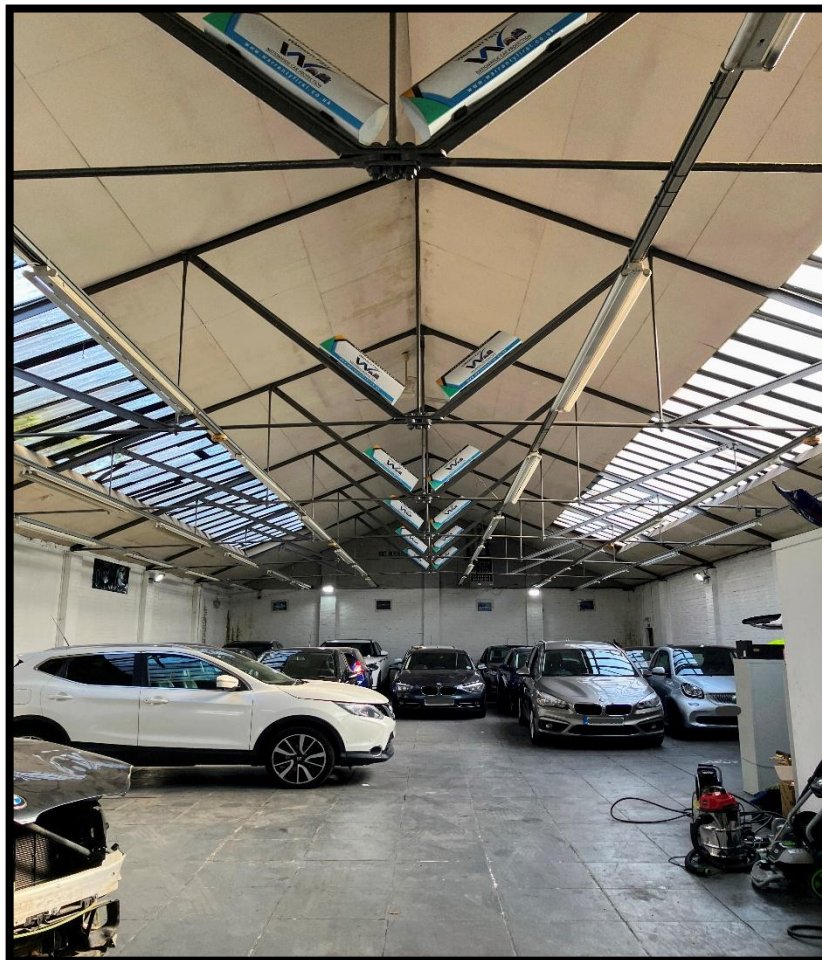


TO LET

INDUSTRIAL UNIT IN THE HEART OF ALPERTON

**UNIT 10, ABBEY MANUFACTURING ESTATE, WOODSIDE
PLACE, WEMBLEY, HA0 1UW**



(vehicles not included)

4,868 SQFT (452 SQ M)

- **Spacious and secure industrial unit**
- **Single floor only**
- **5-minute walk from Alperton Tube Station**
- **Occupation is available immediately**

Location

Alperton, located in West London, offers excellent connectivity with major transport routes like the A406 and A40, and is well-served by public transport, including the Piccadilly Line. This area is an industrial hub with diverse properties such as light industrial units and warehouses, making it ideal for various businesses. The proximity to amenities like Wembley Stadium adds to its appeal.

Description

The property features a versatile open-plan ground floor industrial unit, complemented by a large electric roller shutter. The property is suited for a tenant who requires a large amount of storage space.

Size

The property offers the following approximate net internal floor area:

- Ground Floor
 - NIA: 4,868 SQ FT (452 SQ M)

Rateable Value

Rateable Value: £25,250

<https://www.gov.uk/find-business-rates>

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the local council.

Energy Rating

EPC Rating: C-63

VAT

We understand that VAT will not be chargeable on the rent.

Planning

Currently Use Class B

Legal Fees

Each party will be responsible for covering their own legal fees.

Lease

Offers in Excess of £55,000 per annum.
(Exclusive rates and bills)

Lease Terms: By Negotiation

Subject To Contract

Viewing

Viewings can only be carried out with prior notice by contacting: -

Email: agency@leebaron.com

Tel: 07765 306 263 or 020 7758 5600

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