



ARTISAN COURT

MARKET WAY, WEMBLEY, HA0 2BT

FOREST
REAL ESTATE

TO LET

581 TO 1,162 SQ FT

Three new build business units to let

Key Features

- New build
- Choice of 3 ground floor business units
- Self contained with private entrances
- Double glazed windows
- Within a few minutes walk of Wembley Central Station
- Courtyard setting
- Communal roof terrace
- Landlord to finish units to Tenants specification
- Good natural light

Artisan Court, Market Way
Wembley, HA0 2BT





Description

Introducing the newest addition to the commercial landscape of Wembley - three brand new build offices, designed to provide the perfect workspace for modern businesses.

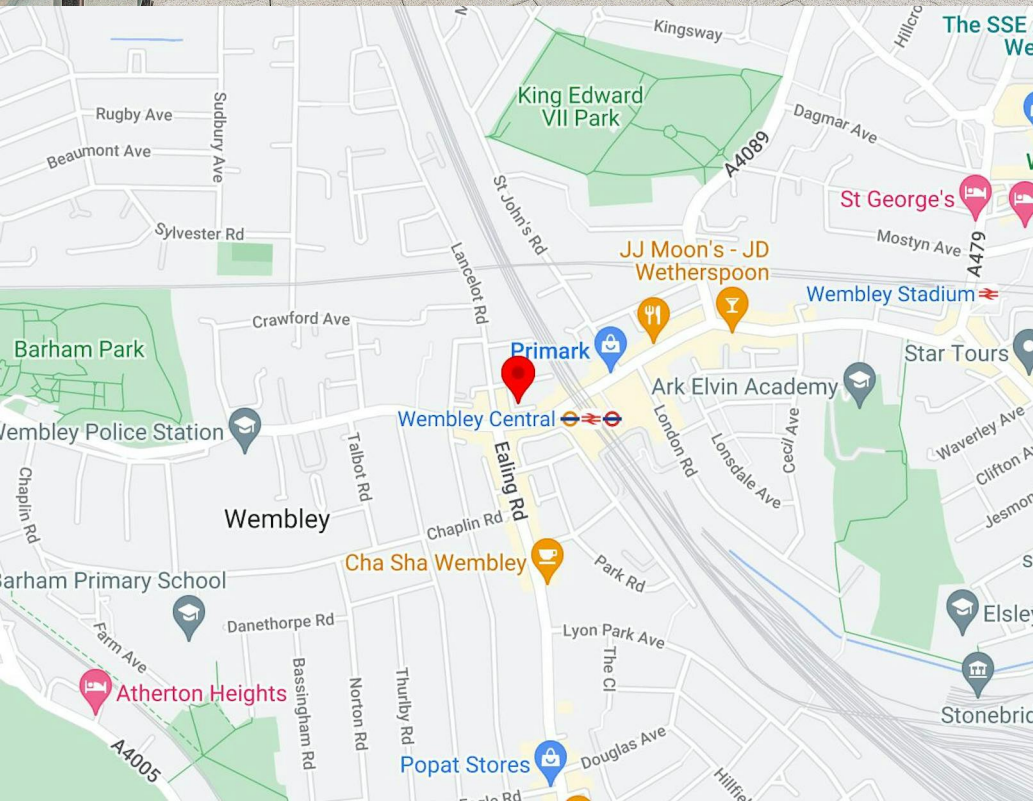
A choice of three business units starting at 581 ft2. With the benefit of Use Class E the units could suit a variety of office, medical and leisure occupiers. Unit 1 benefits from a large private courtyard whilst unit 3 has a private balcony.

They are presently in Shell & Core and will be finished by the Landlord to the ingoing Tenants specification. N.B. The roof terrace CGI is for indicative purposes only.

Location

Wembley Central is a neighbourhood in the London Borough of Brent, England. It is located in the northwest of London and is known for its vibrant atmosphere, diverse community, and close proximity to several major attractions. Wembley Stadium, one of the largest sports and music venues in the world, is located here, as well as the famous SSE Arena.

The area is well-connected by public transportation, with Wembley Central station providing access to multiple rail and underground services, including the Bakerloo and London Overground lines. Additionally, several bus routes run through the area, offering convenient connections to other parts of London and the surrounding suburbs.



Availability

| Name | sq ft | sq m | Rent | Service Charge | Availability |
|-----------------|-------|-------|-------------------|----------------|--------------|
| Ground - Unit 2 | 581 | 53.98 | £15,000 per annum | £2,324 /annum | Available |
| Ground - Unit 3 | 581 | 53.98 | £15,000 per annum | £2,324 /annum | Available |

| | |
|-----------------------|-----------------------------|
| Lease | New Lease |
| Rent | £15,000 - £30,000 per annum |
| Rates | N/A |
| Service Charge | £4 per sq ft |
| VAT | Applicable |
| EPC | On application |

Contact

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

North London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Artisan Court, Market Way
Wembley, HA0 2BT

F O R E S T
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/03/2024