



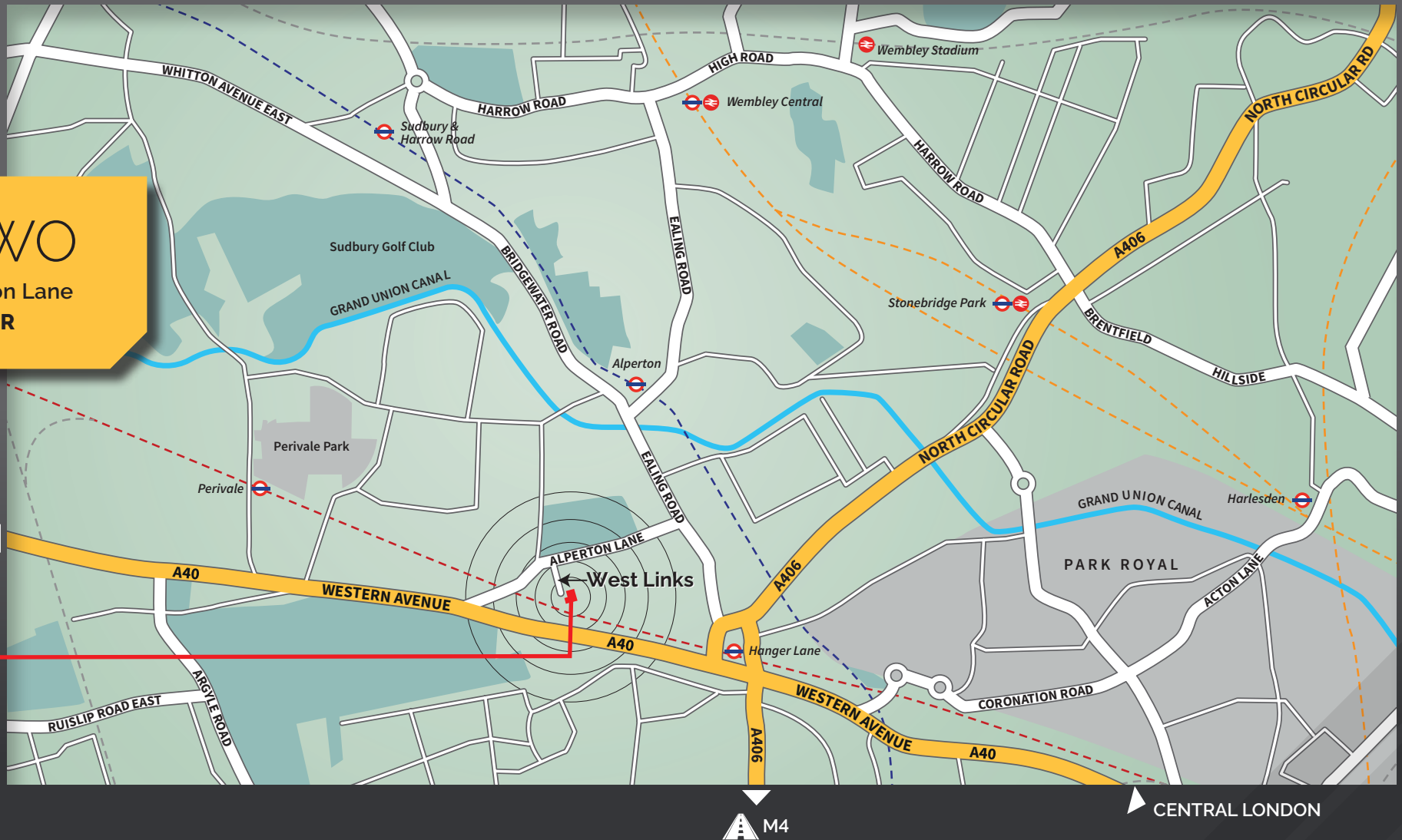
UNIT TWO

West Links / Alpertown Lane
ALPERTON / HAO 1ER

TO LET FULLY REFURBISHED
INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARDS
24,984 sq ft (2,321 sq m)

UNIT TWO

West Links / Alperton Lane
ALPERTON / HAO 1ER



LOCATION

The property is located on Alperton Lane in the established industrial area of Alperton, Middlesex. The Hanger Lane Gyratory System is within one mile of the property and forms the junction with the A406 North Circular Road and the A40 Western Avenue (from which Alperton Lane can be directly

accessed). The A40 provides access to central London to the east and the M40 and M25 motorways to the west. Alperton tube station (Piccadilly Line) and Hanger Lane (Central Line) are both within walking distance of the property.



DESCRIPTION

A modern detached high bay steel portal frame warehouse/ industrial facility with fenced and secured yard areas. Two storey ancillary office accommodation is situated to the front of the building. The warehouse is clearspan with clear internal height of 7.1 metres rising to 9.8 metres at the apex. The property benefits from four full height loading doors accessed via two secure yard areas, the main yard has a maximum yard depth c.40 metres. There are 22 allocated parking spaces.

ACCOMMODATION

Approximate GEA:

	sq ft	sq m
GROUND FLOOR	22,594	2,099
FIRST FLOOR OFFICES	2,389	222
TOTAL	24,984	2,321

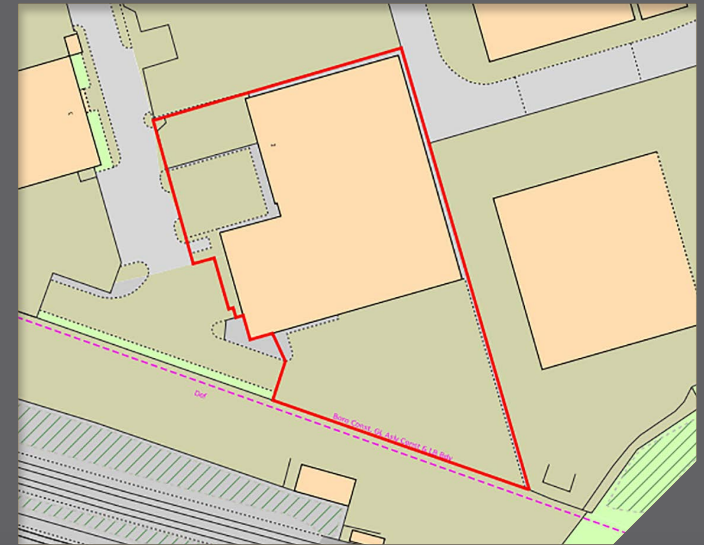
PERMITTED USE

The property benefits from flexible use within Use Classes E(ii) (professional services), E(iii), B2, B8 and Sui Generis (builder's merchants) use.



KEY BENEFITS

- CLEAR INTERNAL HEIGHT 7.1M RISING TO 9.8M AT THE APEX
- 2 x SECURELY GATED YARDS
- 4 LOADING DOORS
- 22 PARKING SPACES
- WAREHOUSE LED LIGHTING
- LED LIGHTING; VRF COOLING & HEATING; AND KITCHENETTE TO FIRST FLOOR OFFICES
- 3 PHASE POWER
- WCs



RENT

Rent – TBC (All prices are subject to VAT).

TERMS

Leasehold – The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews.

LEGAL COSTS

Each party to bear their own legal costs.

RATES

Available from the London Borough of Brent.

EPC

B40.

logix
PROPERTY

020 3855 5790
logixproperty.com

VIEWING

To arrange a viewing or for further information contact:

Alex Kington

e: alex.kington@logixproperty.com
t: 07717 704 538

Callum Moloney

e: callum.moloney@logixproperty.com
t: 07815 692 996

TELSAR.com

020 3333 2222

Dipesh Patel

e: dp@telsar.com
t: 07906 696 666

Jack Pay

e: jp@telsar.com
t: 07411 576313